PROJECT GEORGIA R-51
COLLEGE AVENUE
REDEVELOPMENT PROJECT
ATHENS, GEORGIA

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REAL ESTATE APPRAISER AND CONSULTANT

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373-8216, 373-8217

November 18, 1964

Mr. Paul Hodgson, Director
Urban Renewal Department
City of Athens
Athens, Georgia

Dear Mr. Hodgson:

In accordance with our contract, I have made a study and analysis of certain parcels shown on Property Map, College Avenue Redevelopment Project, Ga. R-51, prepared by Hill and Adley Associates, dated June 1963, and revised August 1964.

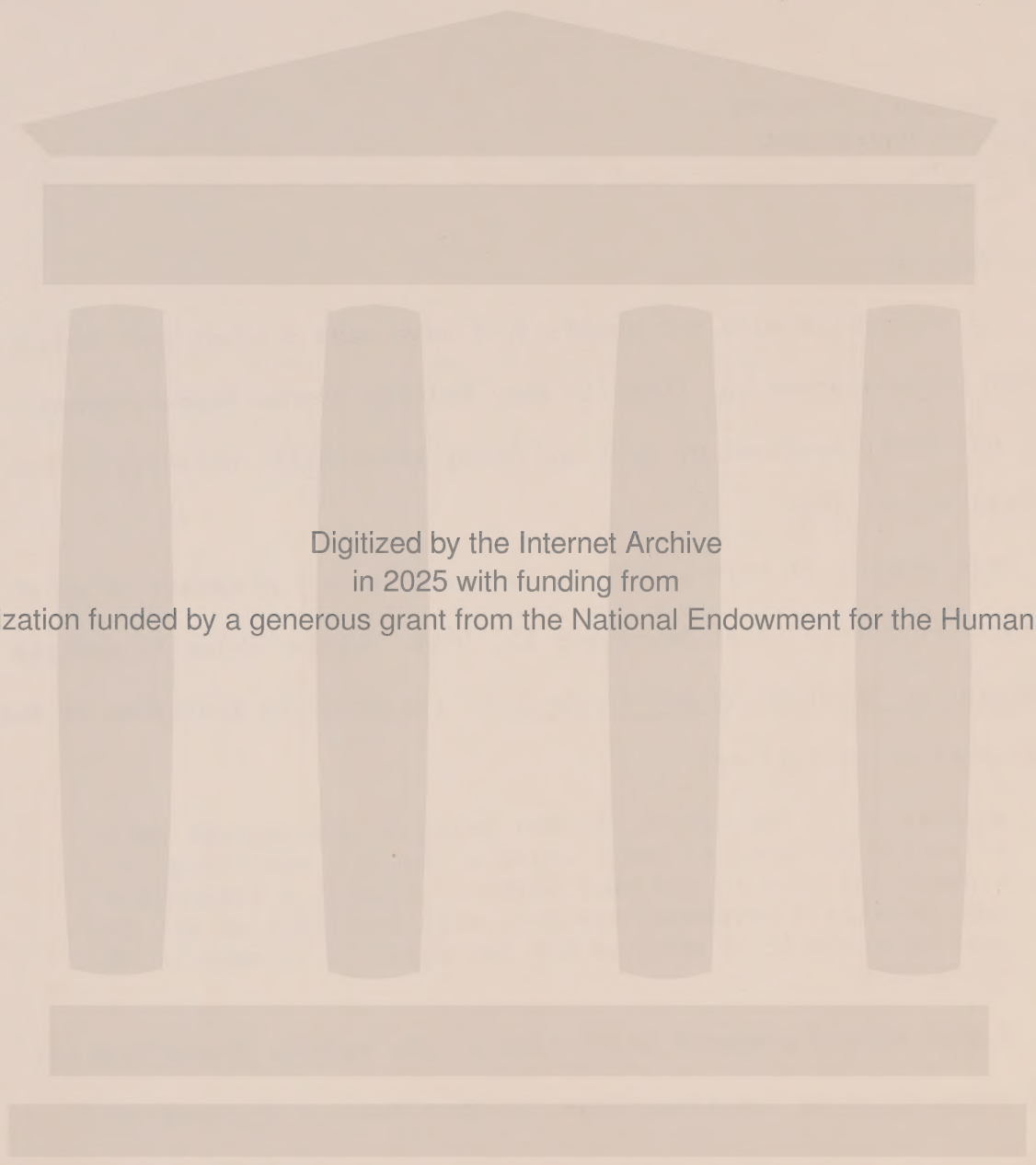
The purpose of this appraisal is to estimate the market value of the subject properties as of September 23, 1964. Market Value is defined in the Appraisal Terminology and Handbook of the American Institute of Real Estate Appraisers as follows:

> As defined by the courts, Market Value is the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

I have made a personal inspection of the subject properties and all data compiled in my investigations are from sources believed to be reliable.

The analysis and results of my investigations are herewith contained in my accompanying report.

SRA: SOCIETY OF REAL ESTATE APPRAISERS
MEMBER: AMERICAN SOCIETY OF APPRAISERS



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As a result of this study, it is my opinion that the market value of the appraised properties, as of September 23, 1964, is

FOUR MILLION THREE HUNDRED FIFTY TWO THOUSAND TWENTY FIVE DOLLARS

$ 4,352,025

Sincerely,

Julian Diaz, Jr.

AN APPRAISAL REPORT

Of

COLLEGE AVENUE
REDEVELOPMENT PROJECT
GEORGIA R-51

ATHENS, GEORGIA

For

DEPARTMENT OF URBAN RENEWAL

ATHENS, GEORGIA

Prepared by

JULIAN DIAZ, JR.

SUITE 202, 116 CLAIRMONT AVENUE

DECATUR, GEORGIA

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PURPOSE AND DATE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject properties, or the price that you as a buyer would be justified in paying as of September 23, 1964. Market Value is defined in the Appraisal Terminology and Handbook of the American Institute of Real Estate Appraisers as follows:

> As defined by the courts, Market Value is the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonble time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

LEGAL DESCRIPTION OF THE SUBJECT PROPERTIES

A description of the subject area is as shown on the property map, College Avenue Redevelopment Project, Ga. R-51, prepared by Hill and Adley Associates, planning consultants for the Mayor and Council of the City of Athens, Georgia, and dated June 1963, and revised August 1964. All individual descriptions are as shown on the above mentioned map. The legal descriptions are as recorded in the deed books and page numbers furnished your appraiser and on file with the Department of Urban Renewal of the City of Athens. The appraiser has accepted the information furnished as correct, and he assumes no responsibility for inaccuracies as to lot dimensions or areas.

TAX DATA

The assessments and ad valorem taxes of the subject properties as set by the City of Athens tax assessors are as shown on page 1 of each Individual Parcel Appraisal in the parcel appraisal section of the report. The assessments and taxes as they relate to Clarke County have been

omitted from said parcel appraisal report and are shown in an individual section of the narrative report. All assessments, tax rates and taxes are as furnished your appraiser and he assumes no responsibility for their accuracy.

CITY DATA

The City of Athens is located approximately 66 miles northeast from the City of Atlanta, and it is considered to be in the Piedmont Plateau of northeastern Georgia. As the county seat of Clarke County, it has a population, based upon a special census taken in October 1963 of 41,059. This special census request followed an annexation in January which resulted in an increase of 8,211, or approximately 26.2 percent over the 31,355 inhabitants in the April 1960 census.

It is reported that there are 10,248 households in Athens, with an estimated average of 3.28 persons per household.

Historically the home of the University of Georgia, the oldest State-chartered university in the nation, appeared content to assume the role of a small college town. However, in recent years a vast expansion of the urban core has been noted. This is evidenced by the recent annexation, an increase in population, a new surge in construction of new plants for such large concerns as the Atlanta Gas Light Company, the Georgia Power Company, the development of Athena, a large industrial district in the northeast section of the city and the construction of the North By-Pass. These are but some of the examples of the trend to a new and greater image of a dynamic city and major research and educational center.

The University of Georgia, established in 1785, has a current enrollment in excess of 11,000 students, attending 11 schools and colleges which lie in a campus of over two-mile distance from Broad Street to the south. Among the major developments is a six-unit science center which houses the Departments of Physics, Mathematics, Geography, Geology, Chemistry, Biological Sciences, Food Technology, Plant Pathology, Livestock and Poultry Science, with over 6,000 classroom and laboratory spaces offering adequate facilities.

The University of Georgia Research Park is currently under development, and four research agencies are being constructed.

The Center for Continuing Education offers a unique educational facility. Modern in design, it houses a television station, hotel and restaurant. Conferences, meetings and educational sessions are available to persons not necessarily enrolled in the University.

There are six major thoroughfares entering and traversing the City of Athens. Entering the city from points west are State Highway 10 and U. S. Highways #29 and #78, and traversing the city and serving points south and east. State Highway #15 and U. S. Highway #129 run generally from the northwest section of the State to points south. State Highway #24 and U. S. Highway #441 enter the city from the north and traverse the city to points south. State Highways #8 and #109 enter the city from the northeast section, as does State Highway #27. These major highways project the City of Athens as a shopping and commercial center with a drawing area of nine counties: Barrow, Greene, Jackson, Madison, Morgan, Oconee, Oglethorpe, Walton and Clarke. When equated into potential consumers and customers, a total population of 145,777 inhabitants, as of 1960, are involved.

Athens is served by five railroads: Southern Railway Company, Georgia Railroad, Gainesville-Midland Railroad, Central of Georgia, and the Seaboard Air Line Company.

The Greyhound Bus Corporation, the Southern Trailways, and the Southeastern Stages, Inc., provide bus service, as well as light freight transport on a regular schedule.

Eighteen transportation companies provide motor freight service to and from Athens. Air passenger and freight service is offered by Southern Airways, Inc., at the Athens airport.

From the above facts, it is quite evident that the city has the ways and means of transporting the populace and freight into and around the outlying areas.

Two senior high, two junior high, fourteen elementary, two commercial, and two vocational-technical schools form the educational system of that Board of Education. The Roman Catholic Church has a private elementary school.

The City of Athens is governed by the Mayor and Council system of government.

The city provides year-round recreational park facilities, including play grounds, picnic area, a lake, gardens, recreational building and a zoo. There are five recreational centers, nine play grounds, four tennis courts and the Athens Country Club provides an 18-hole golf course with swimming pool, lake and club house.

The city has a total of 68 churches, representing 16 denominations.

As discussed above, the City of Athens' image as a sleepy town college campus community is rapidly changing into a dynamic research and development center. With its natural attributes, it could expand into the cultural, educational and scientific center of the south. The surge in this particular area will bring about an increased activity in service and allied industries to provide for the needs of the expanding economy.

The city has demonstrated that it has the attributes necessary to make it the major shopping and trading center in the northeast section of the State of Georgia. It is believed that the economic posture of the city will be enhanced.

NEIGHBORHOOD DATA

The subject neighborhood is located geographically north of the central business district of the city. The area cimpring the lands to be acquired is bounded generally on the south by Washington and Hancock Streets, on the east by the Oconee River, on the north by the Seaboard Air Line Railroad, and on the west by the rear line of properties fronting on Pulaski Street and also Hull Street. The properties within the subject area are heterogenous as to character and inhabitants. The properties at the southern extremity and generally on Dougherty and Hancock Streets are heavily influenced by the commercial expansion attempts of the city.

It is firmly believed that had the Urban Renewal Program not been announced, a substantial number of the properties in this general area would have transcended into a commercial and business district. This trend was analyzed in the evaluation process by your appraiser as he reflected the attitudes of those people in the market place who

demonstrated the desirability of said properties for commercial use by the actual acquisition of these properties. The northeast section and the portion which adjoins the Oconee River evidences the need for urban redevelopment. Many of the structures inspected will require total demolition or substantial improvement to raise them to a standard classification.

The northwest sector of the project area is similar in character, again as evidenced by the large number of substandard structures. The area that lies between the northeast substandard area and the central business district has been generally improved with light industrial enterprises, ranging from bread distribution, scrap metal reclamation yards and foundry and warehousing to small office buildings, automobile showrooms and coal yards.

Running generally in northeast-northwest and southeast directions along College Avenue can be found residences of yesteryear which appear to have been the prime residential neighborhoods of the city. In this area deterioration can be witnessed as many of the single family residences have been divided into apartments now occupied by tenants.

The areas described as substandard at the northeast and northwest section of the project are generally occupied by members of the Negroid race. The areas along College Avenue and the residential structures on Dougherty, Jackson, Thomas and State Streets are occupied by members of the Caucasian race. The residential structures in this area range in age from recent construction to as old as 100 years. The exact age of these structures was difficult to determine, however, your appraiser estimated the ages based upon conversation and interviews with the older citizens.

Many of the streets in the substandard areas are not paved, and some do not have utilities. The major streets, such as College Avenue, Dougherty, Hancock and Strong Streets, are paved and served by all utilities. The appraiser invites the reader's attention to the improvement pages in the Individual Parcel Appraisal report wherein the existence of utilities is noted.

Within the substandard areas are streets offering a poor traffic pattern. The topography is generally characterized with gently rolling contours with steep grades at the bank of the Oconee River. The topography of the individual tracts is noted on the improvement page of the Parcel Appraisal Report. The omnipotent force of deterioration will continue as the structures within the business district become functionally inadequate and their contribution to the overall value of the real estate diminishes because of the change in potential use. A continued deterioration is also predicted in the substandard residential districts.

It is only through a program of urban redevelopment, such as proposed in the College Avenue project, will the evils of obsolescence be cured.

LOCAL REACTION

The appraiser noted slight indifference in the Urban Renewal Program. No real strong opposition was evident or noted by your appraiser in the investigation. Many of the persons interviewed felt a need for rehabilitation and redevelopment of the area. Some expressed concern as to the ultimate disposition and relocation. Others felt that insufficient publicity had been afforded the program.

PROPERTY DATA

General Description of the Improvements

The properties under consideration in this study are improved with single family residences, duplexes, retail stores, service stations, funeral home, City Hall, office and warehouse, schools, churches, convenience-type stores, foundry, junk yards and others. Within the project area are several vacant lots. The ages of the subject properties range from extremely old - 100 years - to more recent construction of ten years. The condition of the structures range from extremely poor to very good. For a complete and thorough description and detailed analysis of the several improvements in the area, the reader's attention is invited to the improvement page of the Individual Parcel Appraisal report.

Analysis of the Highest and Best Use

In the opinion of the appraiser, the highest and most profitable use for the subject properties is that use to which they are presently being utilized and adapted unless otherwise specified by the appraiser in the Individual Appraisal Report.

The following definition of "Highest and Best Use", with emphasis by this appraiser, is offered because it tends to describe the exact situation which exists in the subject area. "Highest and Best Use" is defined in the Appraisal Terminology Handbook for appraisers as follows:

The most profitable likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonably near future. However, elements affecting values which depend upon events or a combination of occurrences which, while within the realm of possibility, are not fairly shown to be reasonably probable, should be excluded from consideration. Also, if the intended use is dependent on an uncertain act of another person, the intention cannot be considered.

That use of land which may reasonably be expected to produce the greatest net return to land over a given period of time. That legal use which will yield to land the highest present value. Sometimes called optimum use.

Zoning

The zoning of the subject properties fall within the following classifications:

R-5 Multi-family residence district

Intent

The R-5 zone is established to provide suitable areas for the development of medium-density residential sections and to protect existing developments of this type.

Uses Permitted

Any use permitted in an R-4 zone

Multiple-family structures

Rooming and boarding houses
Clubs, lodges
Universities and colleges
Hospitals and clinics (excepting animal hospitals and clinics)
Fraternities and sororities
Nursing homes
Mobile home parks
Townhouses
Customary home occupations

B-3 Business District

Intent

It is the intent of this Ordinance that the central business district encourage those specialized uses which benefit from close proximity to each other. This district is intended to serve as the center of regional retail trade, financial and professional activity. Its primary purpose is to group these specialized uses together in a compact area to facilitate pedestrian movement.

Uses Permitted

Any B-1 use.

Any retail business or retail service establishment, including the making of articles sold at retail, provided that such manufacturing is incidental to the retail business or service occupies less than forty (40) per cent of the floor area and employs no more than (5) operators.

Offices, banks and other financial institutions

Business and professional offices for doctors, lawyers, architects, engineers and similar professional persons.

Newspaper and printing plants

Radio and television studios

Public utility structures, such as telephone and telegraph offices and exchanges, not including storage of vehicles.

Post Office, City Hall, County Court House, library and other public uses and buildings.

Theaters, and other places of entertainment, excluding drive-in theaters.

Off-street parking lots and garages

Multi-story apartments under the R-5 densities

Hotels and motor courts

Limited manufacturing

M-1 Limited Industrial District

Intent

The M-1 District is established to protect existing industrial areas and to provide facilities for future development. Generally such uses will occupy one-story buildings covering a relatively small proportion of the site and provide landscaped open areas.

Uses Permitted

The following uses are permitted in any M-1 District:

Any use permitted in B-2

Any fabrication, assembly, distribution, and storage operations which is not offensive or objectionable to nearby residential or commercial areas and injurious to the district by reason of emission or creation of noise, smoke, vibration, dust or other particular matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.

Railroad and truck terminals and warehouses.

Retail businesses, restricted to those serving the needs of the industrial employees, such as cafes and restaurants.

Business identification signs and outdoor advertising signs.

The zoning as indicated in the parcel appraisal report for each individual parcel or tract of land was based upon a map furnished your appraiser by the City of Athens. To the best of the appraiser's knowledge the interpretation of this map reflects the zoning as adopted by the city; however, some areas were noted which may require further clarification by the proper city department to determine the controlling section of the ordinance.

The appraiser was furnished a copy of a proposed zoning which approximates the zoning as adopted by the City. However, this plat identified the industrial section as I, the Multi-family as R-4, and the business district as B-3, Downtown Business District. Wherever your appraiser has noted the zoning under these classifications, they are intended to mean: I as M-1, Limited Industrial; R-4 as R-5, Multi-family; and B-3 as Central Business District, as identified and defined in the Zoning Ordinance of the City of Athens adopted June 1964. This is offered as an explanation for any apparent contradiction in zoning identification which may appear in the report.

The zoning as reported was designed to accommodate the land after redevelopment; however, the zoning which is in force on the date of appraisal is that which the appraiser must give credence and consideration. Notwithstanding the present zoning in some instances, it is your appraiser's opinion that the economics of the area have not kept pace with the zoning, although some of the lands are zoned for industrial and commercial uses.

The highest and best use of the subject properties as dictated by the market appears to be that use to which it is being adapted and previously discussed under the Highest and Best Use section of this report. It is further noted that in many instances, the present use of the property is not the highest and best use but is that use permitted under its new zoning. In either case, the appraiser attempted to reflect the attitudes of the market place.

Justification of Land Value Estimates

Elsewhere in this report are three separate tabulations of unimproved land sales which consist of residential unimproved sales, multi-family sales and commercial land sales. The appraiser found 11 residential unimproved land sales which he employed in the consideration of the value of properties characterized by residential development. These sales indicated a price per front foot ranging from $5.00 to $32.00. The highest indication is a result of the increased demand for residential land for displaced Negro families in the University of Georgia Urban Renewal project, located south of Baxter and generally west of Cloverhurst Avenue. The lowest indication is the purchase of two separate lots by the contiguous owner, the lots being on each side of the grantee's existing property. As a result of these sales and conversations with informed persons, it is the appraiser's opinion that the indicated per front foot value for a single family residential tract involving a major paved street with all utilities is $35.00. The minor streets with all improvements and utilities and relative to residential tracts range from $25.00 to $30.00 per front foot. Downward adjustments were made for those streets which do not have pavement and/or utilities (with this price ranging from $10.00 to $15.00 per front foot). Because the lots differed in topography, size and shape, an adjustment was made of the individual parcel to more nearly reflect the existing conditions of the particular property under consideration. The Individual Appraisal Report reflects the adjusted price per front foot and the computation indicates the estimated value.

The appraiser tabulated seven multi-family land sales which ranged from a price per unit of $333.00 to $1,000.00. An increased activity in the multi-family development was noted by your appraiser. The noted sales tend to reflect the increased price per unit as a result of the time factor. Value estimates of the properties which have the most profitable use in a multi-family development were accomplished by adjusting the noted sales to most nearly reflect the existing conditions of the property. These adjustments were made as it relates to time, size and topography of the property under consideration. The Individual Appraisal Reports reflect the price per unit employed in the estimation of value of the subject property.

A total of 28 commercial vacant land sales have been tabulated and analyzed. These sales offer a range of $0.75 to $7.29 per square foot. It is interesting to note that the highest indication is a sale of an existing service station site containing only 4,800 square feet. This is a basic land sale and in the appraiser's judgment, the high unit price reflects the very small size of the tract.

Many of the sales noted are not within the general project area, but were found elsewhere in the City of Athens. Recognizing that there would be locational differences, the appraiser made adjustments. The reader's attention is invited to Sales No. 13, 14 and 15 which are located in Block 24 of the project. These sales offered an extremely strong indication of value of properties having frontage on Hancock and Dougherty Streets. The price per square foot range of these sales is from $2.18 to $2.47. However, Sale No. 1, which contains a smaller land area sold for$4.49 per square foot. This price can be attributed to the the fact that the purchaser is a contiguous owner and the small land area

of the tract.

Numerous properties on Dougherty and Hancock and bisecting streets have a higher and better use than the single family residences currently improving the sites. This use is generally commercial as permitted under its present zoning. The appraiser made adjustments for items of dissimilarity to arrive at an estimated value for these properties.

Although the appraiser did not make specific reference to the sales in the individual appraisals in regard to land values, an overall consideration was made of the tabulated sales. As mentioned above, the individual appraisal report will show the computation used in arriving at the value estimates.

COST APPROACH

In estimating the reproduction cost new of the improvements, the appraiser interviewed builders, as well as developing a per square foot factor from Boeckh's "Manual of Appraisals." This procedure was further solidified by actual breakdown of construction costs of structures recently constructed and by references made of analysis to construction costs. The combination of these methods were carefully checked with personal experience and knowledge of construction costs.

It is recognized that many of the subject improvements, because of age and physical deterioration, present greater difficulty in estimating depreciation and, therefore, the cost approach will often be the weakest of the indications. However, in analyzing the known improved sales, a depreciated per square foot price was developed. This factor reflects the attitudes of the people in the market place in that all types of depreciation are measured. The method employed required an indication

of the land value which is subtracted from the selling price. The balance of the selling price is attributable to the improvement. The depreciation per square foot factor is determined by dividing the price attributable to the building by the adjusted building area which reflects porches and/or additions. Employing the reproduction cost as noted above, and the depreciated square foot factor for the estimation of accrued depreciation, coupled with the known land sales, the appraiser felt comfortable with the indication of the cost approach.

INCOME APPROACH

It is felt that of the three approaches to value, the income in this particular assignment is weakest as it relates to single family residences, primarily because single family residences are not constructed for the production of income. However, this particular technique in the valuation process was not ignored and the reader's attention is invited to the tabulation of the relationship of income to selling price of residential properties. In this process, the appraiser developed what is known as the gross rent multiple, or multiplier, which is a relationship existing between what a house sold for and the rents it commands at time of sale. This multiple can be expressed as a monthly or an annual factor. The appraiser employed a monthly gross rent multiplier as it relates to single family residences, and an annual gross rent multiple as it relates to duplexes or multi-family improvements. The difficulty in this particular technique involves the estimation of the economic rent, as opposed to contract rent. Often, the two are the same, but in order to assure a high degree of accuracy in estimating rents, and to make a determination as to whether contract rent is, in fact, economic rent, the appraiser tabulated and analyzed a total of 61 rented residential structures.

By adjusting for items of dissimilarity between the subject property and the rented properties, your appraiser estimated the economic rents and employed the indicated gross rent multiple, or multiplier, to arrive at an estimated value via the income approach.

A similar technique was employed in the valuation of commercial properties. For the purposes of edification, a tabulation of commercial rents and sales were made. A similar process was employed as discussed above in arriving at an estimated market value of the subject property.

It is felt that the employment of the techniques discussed above offer a valid suggestion of the property's worth.

MARKET APPROACH

Numerous single family residential sales, two- and multi-family residential sales and commercial and warehouse sales were tabulated. It is believed generally that this approach offers the best indication of value to the subject properties because of the quality and quantity of data obtained. In many instances, the appraiser did not find sales which were comparable to some of the subject properties. However, where the characteristics were similar, adjustments were made to get an indication of the market's attitude.

In appraising the specific parcels, the appraiser often made reference to only one sale when adjustments suggested the worth of the subject property; however, this does not infer that other sales were not considered in the overall value estimates. When the direct comparison was made, lump sum dollar adjustments for items of dissimilarity were employed. The Individual Appraisal Report reflects the net adjustment after proper analysis of items of dissimilarity between the subject property and comparable sales.

PARTIAL ACQUISITIONS

In some instances where a part of the property was to be acquired, the appraiser made a before and after evaluation.

The theory employed is that the value of the taking actual and consequential damages is the difference between the market value of the entire property before the acquisition and the market value of the remainder after the acquisitions. It is the appraiser's understanding that the Georgia rule requires payment of that part to be acquired notwithstanding benefits to the remainder. However, damages can be offset by any benefits resulting from the improvements to be constructed.

The Individual Appraisal Reports show the computations and the procedural mechanics of the estimation.

CONTINGENT AND LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

Your appraiser assumes no responsibility for legal matters, especially those affecting title to the property.

That title to the property is marketable, free and clear of any liens or encumbrances.

The sketches in this report are included to assist the reader in visualizing the property.

Your appraiser has made no survey of the property and assumes no responsibility in connection with such matters.

The appraiser assumes no responsibility for the lot dimensions as he has assumed that the Property Map is correct, nor does he assume any responsibility for the legal description furnished.

The tax data furnished to the appraiser is assumed to be correct.

CERTIFICATION

I, the undersigned, do hereby certify that the statements and opinions contained in this appraisal report are to the best of my knowledge, true and correct.

I further certify that I have no present or contemplated interest in the properties and my compensation is not contingent upon the valuation found.

As a result of my analysis, it is my opinion that the market value of the appraised properties, as of September 23, 1964, are as follows:

BLOCK 1

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 3 | 545 Madison Avenue | 11,800 | $ 1,800 | $4,200 | $ 6,000 |
| 4 | 527 Madison Avenue | 3,500 | 950 | 800 | 1,750 |
| 5 | 489 Madison Avenue | 3,800 | 150 | 2,100 | 2,250 |
| 6 | 499 Madison Ave. (R) | 5,900 | 250 | 1,500 | 1,750 |
| 7 | 499 Madison Avenue | 5,100 | 1,200 | 1,800 | 3,000 |
| 8 | 491 Madison Ave. (R) | 4,500 | 150 | 1,350 | 1,500 |
| 9 | 487 Madison Ave. (R) | 4,100 | 200 | 1,050 | 1,250 |
| 11 | 477-479 Madison Ave. | 23,150 | 2,750 | 7,750 | 10,500 |
| 12 | 487 Madison Avenue | 7,900 | 1,300 | 800 | 2,100 |
| 14 | 443 Madison Avenue | 51,800 | 13,000 | - | 13,000 |
| 15 | 439 Madison Avenue | 24,100 | 6,000 | - | 6,000 |
| 16 | 425 Madison Avenue | 34,200 | 8,500 | 2,500 | 11,000 |
| 18 | 1, 2, 3, 4, 5, 6, 7 and 8 Hoyt Street | 26,000 | 3,750 | 8,250 | 12,000 |
| 19 | 373 and 435 Hoyt St. | 204,400 | 85,000 | - | 85,000 |
| 20 | 154, 164, 174, 184 and 194 State St. | 54,400 | 9,000 | 20,000 | 29,000 |

BLOCK 1
(Continued)

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 21 | 144 State Street | 10,800 | $1,800 | $5,700 | $ 7,500 |
| 22 | 134 State Street | 11,200 | 1,800 | 5,350 | 7,150 |
| 23 | East side State St. | 13,900 | 2,200 | 10,550 | 12,750 |
| 24 | 337 Hoyt Street | 9,800 | 2,100 | 7,250 | 9,350 |
| 25 | 349 Hoyt Street | 8,300 | 2,000 | 4,250 | 6,250 |
| 26 | 359 Hoyt Street | 7,900 | 1,650 | 6,350 | 8,000 |
| 27 & 28 | East side College Ave. | 24,000 | 12,000 | - | 12,000 |
| 29 | 880 College Avenue | 5,600 | 1,950 | 6,300 | 8,250 |
| 30 | North side Monroe St. | 9,100 | 1,500 | - | 1,500 |
| | Total | 565,250 | $161,000 | $97,850 | $258,850 |
| | BLOCK 2 | | | | |
| 2-A | West side Hull St. | 1,500 | 250 | - | 250 |
| 3 | West side Hull St. | 9,700 | 1,600 | - | 1,600 |
| 4 | 645 Hull Street | 6,200 | 1,000 | - | 1,000 |
| 5 | West side Hull Street | 3,300 | 500 | - | 500 |
| 6 | 621-623 Hull Street | 4,050 | 1,000 | 3,600 | 4,600 |
| 7 | 147 Plum Street | 2,500 | 325 | 2,525 | 2,850 |
| 8 & 9 "B" | 139 Plum Street | 8,500 | 850 | 2,050 | 2,900 |
| 10 | 129 Plum Street | 2,500 | 325 | 2,175 | 2,500 |
| 11 & 12 "C" | Northeast corner Plum and Strong Sts. | 3,840 | 500 | - | 500 |
| | Total | 42,090 | $6,350 | $10,350 | $16,700 |

BLOCK 2-A

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 | North side of Dougherty Street | 49,350 | $105,000 | $ 62,000 | $167,000 |
| 2 | South side Strong St. | 4,690 | 1,175 | - | 1,175 |
| 4 | North side of Dougherty Street | 12,250 | 24,500 | 23,000 | 47,500 |
| | Total | 66,290 | $130,675 | $ 85,000 | $215,675 |

BLOCK 3

| | | | | | |
|---|---|---|---|---|---|
| 1 | Southwest corner of Ware St. & College Ave. | 19,425 | 3,650 | 6,350 | 10,000 |
| 2-A | 856 Lumpkin Street | 8,200 | 1,000 | 3,500 | 4,500 |
| 3 | 828, 828 Rear, 836 and 844 Lumpkin Street | 57,600 | 4,725 | 4,275 | 9,000 |
| 4 | 820 Lumpkin Street | 5,500 | 450 | 1,850 | 2,300 |
| 5 | 816 Lumpkin Street | 4,900 | 450 | 1,400 | 1,850 |
| 6 | 812 Lumpkin Street | 8,400 | 675 | 1,425 | 2,100 |
| 7 | 810 Lumpkin Street | 5,900 | 450 | 3,150 | 3,600 |
| 8 | 804 Lumpkin Street | 4,100 | 500 | 3,600 | 4,100 |
| 9 | 123 Hoyt Street | 8,500 | 1,500 | 1,500 | 3,000 |
| 10 & 11 "D" | 133 and 143 Hoyt St. | 9,800 | 1,600 | 6,650 | 8,250 |
| 12 | 147 and 153 Hoyt St. | 6,900 | 1,750 | 1,650 | 3,400 |
| 14 | 809 College Avenue | 6,100 | 1,500 | 3,500 | 5,000 |
| 15 | 815 College Avenue | 6,100 | 1,600 | 3,650 | 5,250 |
| 16 | 819 College Avenue | 7,200 | 1,650 | 9,850 | 11,500 |
| 17 | 825 College Avenue | 8,800 | 1,750 | 12,750 | 14,500 |

BLOCK 3
(Continued)

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 18 | 833 College Avenue | 7,500 | $ 1,450 | $7,050 | $ 8,500 |
| 19 | 837 College Avenue | 6,500 | 1,200 | 7,300 | 8,500 |
| 20 | 843 College Avenue | 7,500 | 1,250 | 6,250 | 7,500 |
| 21 | 847 College Avenue | 12,000 | 2,450 | 9,050 | 11,500 |
| 22 | 853 College Avenue | 13,800 | 2,650 | 8,100 | 10,750 |
| 23 | 857 and 867 College Avenue | 37,200 | 7,000 | 6,000 | 13,000 |
| 24 | 877 College Avenue | 8,700 | 1,750 | 2,350 | 4,100 |
| 25 | West side College Ave. | 9,600 | 7,200 | 8,800 | 16,000 |
| | Total | 270,225 | $48,200 | $120,000 | $168,200 |

BLOCK 4

| | | | | | |
|---|---|---|---|---|---|
| 1 | 293 Hoyt Street | 130,700 | 55,000 | - | 55,000 |
| 2 | 876 College Avenue | 7,925 | 1,700 | 5,800 | 7,500 |
| 3 | 870 College Avenue | 9,100 | 1,900 | 7,100 | 9,000 |
| 4 | 860 College Avenue | 10,400 | 2,150 | 8,850 | 11,000 |
| 5 | 856 College Avenue | 7,475 | 1,550 | 5,200 | 6,750 |
| 6 | 846 College Avenue | 30,600 | 6,300 | 8,700 | 15,000 |
| 7 | 830 College Avenue | 11,100 | 2,300 | 7,200 | 9,500 |
| 8 | 824 College Avenue | 9,400 | 2,350 | 4,800 | 7,150 |
| 9 | 818 College Avenue | 10,200 | 2,100 | 10,400 | 12,500 |
| 10 | 806 College Avenue | 17,300 | 2,500 | 7,750 | 10,250 |
| | Total | 244,200 | $77,850 | $65,800 | $143,650 |

BLOCK 5

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 | Southeast corner of Madison Avenue and Bridge Street | 40,300 | $ 6,000 | $2,500 | $ 8,500 |
| 2 | 288 Bridge Street | 7,900 | 1,500 | 1,100 | 2,600 |
| 3 | 280 Bridge Street | 7,900 | 1,500 | - | 1,500 |
| 4 | 276 Bridge Street | 30,100 | 2,700 | 2,800 | 5,500 |
| 5 | 268 Bridge Street | 11,100 | 1,050 | 2,450 | 3,500 |
| 6 | 264 Bridge Street | 13,600 | 1,225 | 3,275 | 4,500 |
| 7 | 256 Bridge Street | 26,900 | 2,000 | - | 2,000 |
| 8 & 9 "E" | 248 and 252 Bridge St. | 21,200 | 2,700 | 7,300 | 10,000 |
| 10 | 242 Bridge Street | 8,700 | 1,150 | 3,100 | 4,250 |
| 11 | 236 Bridge Street | 7,300 | 1,500 | 2,250 | 3,750 |
| 12 | 228 Bridge Street | 6,500 | 1,150 | 1,350 | 2,500 |
| 13 | 180 and 190 Berry St. | 32,200 | 1,800 | 4,700 | 6,500 |
| 14 | 120 Berry Street | 10,500 | 1,000 | 4,500 | 5,500 |
| 15 | 160 Berry Street | 5,550 | 550 | 2,450 | 3,000 |
| 16 | 150 Berry Street | 6,000 | 600 | 1,400 | 2,000 |
| 17 | 130 Berry Street | 9,600 | 1,175 | 4,825 | 6,000 |
| 18 | 112 Berry Street | 25,600 | 1,600 | 2,150 | 3,750 |
| 19 | 150' East from East side of Berry Street | 39,800 | 400 | - | 400 |
| 20 | East side Willow St. | 37,300 | 1,750 | - | 1,750 |
| 22 | East side Willow St. | 75,000 | 2,900 | 2,300 | 5,200 |

BLOCK 5
(Continued)

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 23 | East side Willow St. | 86,100 | 4,750 | 17,250 | 22,000 |
| 24 | East side Willow St. | 51,050 | 1,750 | - | 1,750 |
| 25 & 26 "F" | 172 and 180 Willow St. | 21,300 | 1,000 | 1,600 | 2,600 |
| 27 | 168 Willow Street | 5,100 | 300 | 900 | 1,200 |
| 28 | 160 and 164 Willow St. | 12,700 | 650 | 1,750 | 2,400 |
| 29 | 156 Willow Street | 17,600 | 850 | 800 | 1,650 |
| 30 | 152 Willow Street | 37,000 | 1,250 | 750 | 2,000 |
| 31 | 120, 124 and 132 Willow Street | 76,000 | 3,250 | 5,000 | 8,250 |
| 32 | 901 Broad Street | 10,800 | 1,750 | 8,250 | 10,000 |
| 33 | 911 Broad Street | 8,100 | 1,800 | 7,100 | 9,000 |
| 34 | 921 Broad Street | 7,700 | 1,700 | 4,800 | 6,500 |
| 35 | 941 Broad Street | 6,100 | 1,650 | 6,850 | 8,500 |
| 36 & 37 "G" | 951 Broad Street | 29,800 | 5,000 | 6,500 | 11,500 |
| | Total | 792,400 | $59,950 | $110,100 | $170,050 |

BLOCK 6

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 | 498 Madison Avenue | 2,250 | $ 900 | $ 600 | $1,500 |
| 2 | 486 Madison Avenue | 8,800 | 1,275 | 1,075 | $2,350 |
| 3 & 19 "H" | 478 Madison Avenue and 253 and 255 Bridge Street | 23,700 | 3,500 | 5,600 | 9,100 |
| 4 | 472 Madison Avenue | 10,000 | 1,350 | 2,900 | 4,250 |
| 5 | 462 and 468 Madison Avenue | 12,500 | 1,900 | 5,100 | 7,000 |
| 6 & 7 "K" | 442 North Avenue and 448 and 456 Madison | 12,800 | 2,400 | 10,600 | 13,000 |
| 8 | 438 Madison Avenue | 8,200 | 1,900 | 7,100 | 9,000 |
| 9 | 430 Madison Avenue | 9,200 | 2,300 | 2,500 | 4,800 |
| 10 | 408 and 420 Foundry | 28,000 | 7,000 | - | 7,000 |
| 11 | Northeast side of Foundry Street | 8,500 | 250 | - | 250 |
| 13 | 616, 618, 634 and 636 Bridge Street | 18,900 | 2,100 | 3,400 | 5,500 |
| 14 | 197 Bridge Street | 9,400 | 1,750 | 1,050 | 2,800 |
| 15 | 221 Bridge Street | 9,900 | 1,750 | 3,350 | 5,100 |
| 16 | 229 Bridge Street | 6,900 | 1,400 | 7,100 | 8,50 |
| 17 | 237 Bridge Street | 8,500 | 1,600 | 2,650 | 4,250 |
| 18 | 243 Bridge Street | 13,100 | 2,250 | 5,950 | 8,200 |
| 20 | 271 Bridge Street | 6,200 | 1,350 | 3,950 | 5,300 |
| 21 | 277 Bridge Street | 3,800 | 1,000 | 3,300 | 4,300 |
| 22 | 285 Bridge Street | 4,900 | 1,150 | 600 | 1,750 |
| 23 | 289 Bridge Street | 3,500 | 1,250 | 1,750 | 3,000 |
| 24 | Rear of Bridge St. | 19,300 | 500 | - | 500 |
| 25 | Rear of Bridge St. | 16,400 | 500 | - | 500 |
| | Total | 244,750 | $39,375 | $68,575 | $107,950 |

BLOCK 7

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 3 | 380 Madison Avenue | 40,600 | $30,000 | $ - | $30,000 |
| 4 | Southeast corner of Hoyt and Thomas Sts. | 34,200 | 26,000 | 44,000 | 70,000 |
| 5 | Northeast corner of Madison Avenue and Thomas Street | 5,600 | 5,500 | - | 5,500 |
| | Total | 80,400 | $61,500 | $44,000 | $105,500 |

BLOCK 8

| | | | | | |
|---|---|---|---|---|---|
| 1 | 789 and 763 Thomas St and 356 and 360 Hoyt | 35,400 | 14,500 | - | 14,500 |
| 2 | 348 Hoyt Street | 3,700 | 950 | 3,800 | 4,750 |
| 3 | 336 Hoyt Street | 3,600 | 950 | 2,050 | 3,000 |
| 4 | South side Hoyt St. | 3,000 | 950 | - | 950 |
| 5 | 774 Jackson Street | 4,000 | 3,000 | 10,500 | 13,500 |
| 6 | 764 Jackson Street | 10,000 | 1,650 | 3,850 | 5,500 |
| 7 & 8 "L" | 748 Jackson Street | 15,900 | 2,500 | 15,000 | 17,500 |
| 9 | 736 Jackson Street | 11,200 | 23,000 | 34,000 | 57,000 |
| 10 | 712 Jackson Street | 7,700 | 1,800 | 7,200 | 9,000 |
| 11 | 253 Madison Avenue | 11,800 | Included with 8-9 | | |
| 12 | 277 Madison Avenue | 29,500 | 29,500 | 40,500 | 70,000 |
| | Total | 135,800 | $ 78,800 | $116,900 | $195,700 |

BLOCK 9

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 | 775 Jackson Street | 5,200 | $ 1,500 | $ 1,000 | $ 2,500 |
| 2 | 252 Hoyt Street | 5,000 | 1,450 | 5,800 | 7,250 |
| 3 | 770 College Avenue | 12,100 | 2,600 | 8,900 | 11,500 |
| 4 | 768 College Avenue | 5,800 | 1,300 | 7,450 | 8,750 |
| 5 | 764 College Avenue | 7,100 | 1,300 | 6,200 | 7,500 |
| 6 & 6A | 740 College Avenue | 6,950 | 5,250 | 6,750 | 12,000 |
| 6-B | 141 Madison Avenue | 5,200 | 1,400 | 3,350 | 4,750 |
| 7 | 715 Jackson Street | 10,300 | 2,250 | 8,000 | 10,250 |
| 8 | 737 Jackson Street | 6,700 | 1,300 | 4,950 | 6,250 |
| 9 & 10 "M" | 749 and 765 Jackson | 10,400 | 2,350 | 5,650 | 8,000 |
| | Total | 74,750 | $ 20,700 | $ 58,050 | $78,750 |

BLOCK 10

| | | | | | |
|---|---|---|---|---|---|
| 2, 4 & 24, "N" | 162 and 182 Hoyt St. and 763, 765 and 773 College Avenue | 24,750 | $ 5,500 | $14,750 | $20,250 |
| 3 | 178 Hoyt Street | 3,700 | 750 | 450 | 1,200 |
| 5 | 148 Hoyt Street | 15,300 | 2,500 | 19,000 | 21,500 |
| 7 | 788 Hoyt Street | 8,500 | 1,000 | 1,250 | 2,250 |
| 8 | 724 Lumpkin Street | 8,800 | 1,000 | 3,500 | 4,500 |
| 9 | 696 Lumpkin Street | 8,200 | 950 | 2,150 | 3,100 |
| 10 | 680 and 688 Lumpkin | 7,500 | 950 | 1,300 | 2,250 |
| 11 | East side Lumpkin St. | 12,000 | 1,100 | - | 1,100 |
| 12 | 656 Lumpkin Street | 8,000 | 825 | 2,675 | 3,500 |

BLOCK 10
(Continued)

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 13 | 648 Lumpkin Street | 9,700 | $ 950 | $ 5,050 | $6,000 |
| 14 | 125 Strong Street | 7,100 | 1,700 | 7,800 | 9,500 |
| 15 | 145 Strong Street | 11,000 | 2,350 | 6,050 | 8,400 |
| 16 | 165 Strong Street | 10,000 | 2,100 | 6,900 | 9,000 |
| 17 | 635 College Avenue | 8,900 | 1,900 | 7,100 | 9,000 |
| 18 | 653 College Avenue | 8,000 | 2,150 | 10,850 | 13,000 |
| 19 | 677 College Avenue | 11,700 | 1,850 | 6,650 | 8,500 |
| 20 | 685 College Avenue | 11,500 | 1,950 | 4,550 | 6,500 |
| 21 | 699 College Avenue | 9,500 | 2,100 | 4,400 | 6,500 |
| 22 | 747 College Avenue | 10,200 | 1,750 | 4,750 | 6,500 |
| 23 | West side College Ave. | 10,700 | 1,650 | - | 1,650 |
| | Total | 205,050 | $35,025 | $109,175 | $144,200 |

BLOCK 11

| | | | | | |
|---|---|---|---|---|---|
| 1 | Southeast corner Hoyt and Hull Sts. | 25,400 | 6,000 | - | 6,000 |
| 2, 8, 9 and 10 | 758 Hull St., 146 Hoyt St; 175, 735, 759, 767, 773 and 779 Lumpkin Street | 35,600 | 4,750 | 9,750 | 14,500 |
| 3 | 748 Hull Street | 12,000 | 1,550 | 6,700 | 8,250 |
| 4 | 728 Hull Street | 14,000 | 2,000 | 1,750 | 3,750 |
| 5 | North side Warsaw St. | 1,400 | 250 | - | 250 |
| 6 | 158 Warsaw Street | 5,700 | 600 | 1,900 | 2,500 |
| 7 | 144 Warsaw Street | 7,300 | 1,000 | 4,250 | 5,250 |
| | Total | 101,400 | 16,150 | 24,350 | 40,500 |

BLOCK 12

| Parcel Number | Address | Land Area Sq. Ft. | Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 & 27 "Q" | 135 and 145 Warsaw and 665 Lumpkin St. | 40,300 | $7,500 | $ - | $ 7,500 |
| 2 | 157 Warsaw Street | 4,400 | 750 | 4,500 | 5,250 |
| 3 | 167 Warsaw Street | 3,200 | 450 | 1,650 | 2,100 |
| 4 | 177 Warsaw Street | 2,100 | 400 | 1,100 | 1,500 |
| 5 | 189 Warsaw Street | 3,100 | 600 | 1,300 | 1,900 |
| 6 | 690 Hull Street | 2,600 | 400 | 2,700 | 3,100 |
| 7 | 680 Hull Street | 720 | 225 | 2,275 | 2,500 |
| 8 | 670 Hull Street | 4,780 | 800 | 3,200 | 4,000 |
| 9 | 668 Hull Street | 6,800 | 1,200 | 2,800 | 4,000 |
| 10 | East side Warsaw Alley | 10,100 | 850 | - | 850 |
| 11 | 664 Hull Street | 4,600 | 1,100 | 1,250 | 2,350 |
| 12 | 658 Hull Street | 4,200 | 900 | 3,450 | 4,350 |
| 13 | 656 Hull Street | 7,900 | 800 | 4,200 | 5,000 |
| 14 | 654 and 652 Hull St. | 12,300 | 1,100 | 5,900 | 7,000 |
| 15 | Rear 188 Strong St. | 20,800 | 3,000 | 2,500 | 5,500 |
| 16 | 644 Hull Street | 3,000 | 700 | 2,550 | 3,250 |
| 17 & 18 "R" | 628 and 634 Hull St. and 190 Strong St. | 3,100 | 1,650 | 3,100 | 4,750 |
| 19 | 188 Strong Street | 11,300 | 2,450 | 3,200 | 5,650 |
| 20 | 178 Strong Street | 6,600 | 1,100 | 10,400 | 11,500 |
| 21 | 160 Strong Street | 8,400 | 1,350 | 3,150 | 4,500 |
| 22 | 150 Strong Street | 6,800 | 1,000 | 3,500 | 4,500 |
| 23 | 148 Strong Street | 15,200 | 2,150 | 3,650 | 5,800 |

BLOCK 12
(Continued)

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 24 | 609 Lumpkin Street | 16,100 | $16,000 | $ - | $ 16,000 |
| 25 | West side Lumpkin St. | 16,600 | 8,500 | - | 8,500 |
| 26 | 649 Lumpkin Street | 21,800 | 1,300 | 7,700 | 9,000 |
| 28 | 153' south from south side of Warsaw Street | 11,300 | 800 | - | 800 |
| 29 | 138 Alley | 1,350 | 150 | 1,250 | 1,400 |
| 30 | 140 Alley | 1,350 | 150 | 1,350 | 1,500 |
| | Total | 250,800 | $ 57,375 | $ 76,675 | $134,050 |
| | BLOCK 13 | | | | |
| 1, 2 & 3 "S" | 698 College Avenue 665 Jackson Street 142 Madison Avenue | 18,200 | 4,200 | 68,300 | 72,500 |
| | BLOCK 14 | | | | |
| 1 | 631, 671, 673 Thomas | 12,500 | 12,500 | - | 12,500 |
| 2 | 278 Madison Avenue | 5,100 | 1,000 | 4,250 | 5,250 |
| 3 | 268 Madison Avenue | 6,400 | 1,600 | 3,900 | 5,500 |
| 4 | 248 Madison Avenue | 7,100 | 1,500 | 4,750 | 6,250 |
| 5, 6 & 7 "T" | SE corner Jackson St. and Madison Avenue; NE corner Jackson and Strong Streets | 38,300 | 55,000 | 50,000 | 105,000 |
| 8 & 9 "U" | 357 and 367 Strong St | 14,300 | 21,500 | - | 21,500 |
| 10 | NW corner Thomas and Strong Streets and 337 Strong Street | 6,100 | 10,300 | 2,200 | 12,500 |
| | Total | 89,800 | $103,400 | $65,100 | $168,500 |

BLOCK 15

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 2 | East side Madison | 104,300 | $ 78,000 | $ 172,000 | $250,000 |
| | BLOCK 16 | | | | |
| 1 | East side Bridge St. | 3,600 | 700 | 4,300 | 5,000 |
| 2 | East side Bridge St. | 2,200 | 250 | - | 250 |
| 4 | 147 Berry Street and 482 Foundry Street | 13,400 | 1,000 | 2,600 | 3,600 |
| 7 | 523 Foundry Street | 5,600 | 500 | 1,850 | 2,350 |
| 8 | 555 Willow Street | 3,300 | 550 | 1,200 | 1,750 |
| 9 | 163 Berry Street | 2,100 | 300 | 900 | 1,200 |
| 10 | 179 Berry Street | 2,700 | 400 | 2,600 | 3,000 |
| | Total | 32,900. | $ 3,700 | $13,450 | $17,150 |
| | BLOCK 17 | | | | |
| 1 | 474 Willow Street | 6,500 | 500 | 500 | 1,000 |
| 2 | 554 Willow Street | 10,700 | 800 | 1,600 | 2,400 |
| 3 | 524 Willow Street | 6,500 | 600 | 2,900 | 3,500 |
| 5 | East side Foundry St. | 52,433 | 7,350 | 3,650 | 11,000 |
| | Total | 76,133 | 9,250 | 8,650 | 17,900 |
| | BLOCK 18 | | | | |
| 1, 2 & 3 "V" | SW corner Foundry & Strong Sts. and south side Thomas Street | 50,450 | 33,500 | 8,500 | 42,000 |
| 4 | 548 Thomas Street | 4,800 | 7,200 | 2,800 | 10,000 |
| 6 | 435 Dougherty Street | 7,300 | 5,500 | - | 5,500 |
| 7 | North side Dougherty | 14,900 | 11,250 | 3,000 | 14,250 |
| | Total | 77,450 | $57,450 | $14,300 | $ 71,750 |

BLOCK 19

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 | West side Thomas St. | 5,000 | $7,500 | $6,500 | $14,000 |
| 2 | South side Strong St. | 11,300 | 16,950 | 1,550 | 18,500 |
| 3, 4, 6, 7, 8, 9 "W" | 346 Strong, 550 and 574 Jackson, 333 Dougherty and NE corner of Jackson and Dougherty Streets | 44,950 | 80,000 | 3,000 | 83,000 |
| 10 | North side Dougherty | 6,600 | 13,250 | - | 13,250 |
| 11 | North side Dougherty | 7,700 | 15,500 | 1,500 | 17,000 |
| 12 | North side Dougherty | 14,750 | 35,000 | 5,000 | 40,000 |
| 13 | West side Thomas St. | 8,350 | 12,575 | 425 | 13,000 |
| | Total | 98,650 | $180,775 | $17,975 | $198,750 |

BLOCK 20

| | | | | | |
|---|---|---|---|---|---|
| 1 | Southwest corner of Strong and Jackson Sts. | 8,900 | 13,750 | - | 13,750 |
| 2 | 250 Strong St. and 253 Dougherty Street | 14,200 | 28,500 | - | 28,500 |
| 3 | 564 College Avenue | 8,700 | 2,200 | 15,800 | 18,000 |
| 4 | 546 College Avenue | 5,450 | 1,500 | 10,750 | 12,250 |
| 5 | 536 College Avenue | 2,900 | 1,100 | 9,400 | 10,500 |
| 6 | 215 Dougherty Street | 3,600 | 14,500 | - | 14,500 |
| 7 | 243 Dougherty Street | 3,600 | 11,000 | - | 11,000 |
| 8 | 513 Jackson Street | 7,400 | 18,500 | - | 18,500 |
| 9 | 523 Jackson Street | 3,500 | 1,000 | 3,500 | 4,500 |
| 10 | 549 Jackson Street | 7,700 | 11,500 | - | 11,500 |
| | Total | 65,950 | $103,550 | $ 39,450 | $143,000 |

BLOCK 21

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 | 565 College Avenue | 6,500 | $10,000 | $ - | $ 10,000 |
| 2 | 174 Strong Street | 2,700 | 900 | 2,600 | 3,500 |
| 3 | 164 Strong Street | 7,400 | 2,000 | 6,000 | 8,000 |
| 5 | 169, 179 and 189 Dougherty Street | 22,100 | 55,000 | - | 55,000 |
| 6 | 549 College Avenue | 8,700 | 13,000 | - | 13,000 |
| | Total | 47,400 | $80,900 | $8,600 | $89,500 |

BLOCK 22

| | | | | | |
|---|---|---|---|---|---|
| 1 | 125 Strong Street | 16,200 | 16,000 | - | 16,000 |
| 2 | 148 Dougherty Street | 13,700 | 35,000 | - | 35,000 |
| 3 | 147 Strong Street | 4,500 | 1,300 | 5,700 | 7,000 |
| 4 | 158 Dougherty Street | 21,600 | 45,000 | - | 45,000 |
| 5 | 179 Strong Street | 4,400 | 1,200 | 2,400 | 3,600 |
| 6 | NE corner Dougherty and Hull Street | 12,400 | 35,000 | - | 35,000 |
| 7 | 178 Dougherty Street | 9,000 | 22,500 | - | 22,500 |
| 8 | 138 Dougherty Street | 8,300 | 20,750 | - | 20,750 |
| 9 | 543 Lumpkin Street | 9,800 | 27,000 | - | 27,000 |
| | Total | 99,900 | $203,750 | $8,100 | $211,850 |

BLOCK 23

| | | | | | |
|---|---|---|---|---|---|
| 1 | 465 College Avenue | 8,900 | 22,500 | - | 22,500 |
| 5 | West side College Ave. | 10,600 | 26,500 | - | 26,500 |
| | Total | 19,500 | $49,000 | $ - | $ 49,000 |

BLOCK 24

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 | North side of Dougherty St. | 7,400 | $18,500 | $ - | $18,500 |
| 2 | SE corner of Dougherty St. and College Ave. | 9,400 | 23,500 | - | 23,500 |
| 3 | 454 College Avenue | 5,830 | 16,000 | - | 16,000 |
| 4 | Northeast corner Hancock and College | 9,915 | 30,000 | 105,000 | 135,000 |
| 6 | 283 Hancock Street | 7,500 | 24,750 | 22,750 | 47,500 |
| 7 | 469 N. Jackson St. | 10,000 | 25,000 | - | 25,000 |
| | Total | 50,045 | $137,750 | $127,750 | $265,500 |

BLOCK 25

| | | | | | |
|---|---|---|---|---|---|
| 1 | 378-382 Dougherty St. | 8,100 | 20,250 | 33,750 | 54,000 |
| 2 | South side Dougherty | 4,900 | 13,500 | - | 13,500 |
| 3 | 362 Dougherty Street | 4,700 | 13,000 | - | 13,000 |
| 4 | 343 Hancock Street | 28,200 | 77,500 | - | 77,500 |
| 4-A | South side Dougherty | 6,800 | 18,500 | - | 18,500 |
| 5 | North side Hancock | 14,400 | 40,000 | 78,000 | 118,000 |
| 6 | North side Hancock | 7,500 | 24,000 | - | 24,000 |
| 7 | 363 Hancock Street | 7,600 | 23,000 | 17,000 | 40,000 |
| 8 | North side Hancock | 4,200 | 16,500 | 38,500 | 55,000 |
| 9 | NW corner Hancock and Thomas Streets | 9,300 | 30,000 | 5,000 | 35,000 |
| 10 | 431 Thomas Street | 7,000 | Included with 25-8 | | |
| 11 | 443-445 Thomas St. | 2,600 | 6,500 | - | 6,500 |
| | Total | 105,300 | $282,750 | $172,250 | $455,000 |

BLOCK 27

| Parcel Number | Address | Land Area Sq. Ft. | Value Estimates Land | Imp. | Total |
|---|---|---|---|---|---|
| 1 | 312 Thomas Street | 1,000 | $ 2,800 | $ 1,950 | $ 4,750 |

BLOCK 28

| | | | | | |
|---|---|---|---|---|---|
| 1 | 331 Thomas Street | 7,500 | 22,500 | - | 22,500 |
| 2 | South side Hancock | 9,000 | 27,000 | 34,000 | 61,000 |
| 3 | North side Washington | 2,700 | 8,000 | - | 8,000 |
| 4 & 5 | 377 Washington Street | 8,625 | 26,000 | 9,000 | 35,000 |
| 6 | 383 E. Washington St. | 7,125 | 30,000 | 6,000 | 36,000 |
| 7 | West side Thomas St. | 3,800 | 9,500 | 100 | 9,600 |
| | Total | 38,750 | $123,000 | $ 49,100 | $ 172,100 |

BLOCK 30

| | | | | | |
|---|---|---|---|---|---|
| 1 | East side College | 46,225 | 277,000 | 58,000 | 335,000 |
| 2 | North side Washington | 4,000 | 16,000 | 34,000 | 50,000 |
| | Total | 50,225 | $ 293,000 | $ 92,000 | $385,000 |

JULIAN DIAZ, JR.

QUALIFICATIONS

Age: Born September 23, 1925.

Education: Associate of Arts, University of Florida, Gainesville, Florida, 1948.

Graduate, LLB, John Marshall Law School, Atlanta, Georgia, 1953.

Attended the following appraisal courses:

Appraisal of Residential Property at Smith Hughes Vocational School, Atlanta, Georgia

Appraisal of Income Properties at Georgia State College of Business Administration, Atlanta, Georgia

Real Estate Appraisal I and II, offered by The American Institute of Real Estate Appraisers at the University of Georgia, Athens, Georgia

Real Estate Appraisal IV, offered by the American Institute of Real Estate Appraisers at Syracuse University, Syracuse, New York

Experience: Presently, he is engaged in private practice as an independent appraiser.

From 1957 to 1958 he served as a Land Adviser for the Public Housing Administration. His appraisal activities covered all the Southeastern States.

From 1955 to 1957 he served in the Real Estate Branch of the DeKalb County Tax Assessors' Office as a staff appraiser for a period of two and one-half years.

From 1953 to 1955 he was engaged in the tax evaluation program for Hunnicutt and Associates, a tax consultant firm, in the City of Atlanta, Fulton County, and Salisbury, North Carolina.

Qualified as an expert witness in the Superior Courts of Carroll, Cobb, DeKalb, Fayette, Clark, and Fulton Counties.

Clients: Federal Housing Administration
F. H. A. Certified Agency Program
Public Housing Administration
Fulton County
State Highway Department

DeKalb County Tax Assessors
Urban Renewal Administration for the following cities:
Athens, Georgia
Atlanta, Georgia
Bessemer, Alabama
Carollton, Georgia
College Park, Georgia
East Point, Georgia
Lithonia, Georgia
Marietta, Georgia
Monroe, Georgia
Newnan, Georgia
Rome, Georgia
Winder, Georgia
Monumental Life Insurance Company
Coastal States Life Insurance Company
DeKalb County Federal Savings & Loan Association
Adair Realty and Loan Company
Mortgage Company of Georgia
Security Mortgage Corporation
The First National Bank of Atlanta
Chrysler Corporation
Ingersoll-Rand Company
Ford Motor Company
American Oil Company
The Newtle Company
All State Insurance
Dun and Bradstreet
Mead Packaging
Remington Rand
Scott Paper Company
Eileen B. White and Associates
Diocese of Atlanta Episcopal Church
Attorneys (for arbitration, bankruptcy, and inheritance purposes)
Private individuals and companies

Member: Senior Residential Appraiser of the Society of Real Estate Appraisers

Realtor, DeKalb Real Estate Board

American Society of Real Estate Appraisers

American Right Of Way Association

Teaching: Smith-Hughes Vocational School

Weaver School of Real Estate

## STATE AND COUNTY ASSESSMENTS AND TAXES

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 1 | |
| *1 | Exempt | |
| *2 | Exempt | |
| 3 | $ 300 | $ 14.18 |
| 4 | 350 | 16.54 |
| 5 | 250 | 11.81 |
| 6 | 250 | 11.81 |
| 7 | 350 | 16.54 |
| 8 | 250 | 6.50 |
| 9 | 250 | 11.81 |
| 11 | 1250 | 41.00 |
| 12 | 300 | 14.18 |
| 14 | 600 | 28.35 |
| 15 | 900 | 42.53 |
| 16 | 3300 | 155.93 |
| 18 | 1230 | 58.12 |
| 19 | 3600 | 453.60 |
| 20 | 4500 | 212.63 |
| 21 | 700 | 18.20 |
| 22 | 750 | 19.50 |
| 23 | 1000 | 26.00 |
| 24 | 1200 | 56.70 |
| 25 | 800 | 37.80 |
| 26 | 1250 | 59.06 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 1 (Continued) | |
| 27 & 28, New Parcel "A" | $3200 | $151.20 |
| 29 | Not Available | |
| 30 | Not Available | |
| | BLOCK 2 | |
| 2A | Not Available | |
| 3 | 50 | 2.36 |
| 4 | 210 | 9.92 |
| 5 | 40 | 1.89 |
| 6 | 380 | 17.96 |
| 7 | 260 | 12.29 |
| 8 & 9, New Parcel "B" | 270 | 8.08 |
| 10 | 260 | 6.76 |
| 11 & 12, New Parcel "C" | 140 | 6.62 |
| | BLOCK 2A | |
| 1 | Not Available | |
| 2 | Not Available | |
| 4 | Not Available | |
| | BLOCK 3 | |
| 1 | Not Available | |
| 2A | 500 | 13.00 |
| 3 | 600 | 28.35 |
| 4 | 430 | 20.32 |
| 5 | 420 | 19.85 |
| 6 | 400 | 18.90 |
| 7 | 300 | 14.18 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 3 (Continued) | |
| 8 | $ 300 | $ 7.80 |
| 9 | 340 | 16.07 |
| 10 & 11, New Parcel "D" | 600 | 21.98 |
| 12 | 480 | 22.68 |
| 14 | 1100 | 51.98 |
| 15 | 700 | 33.08 |
| 16 | 1250 | 59.06 |
| 17 | 1700 | 44.20 |
| 18 | 800 | 37.80 |
| 19 | 800 | 20.80 |
| 20 | 800 | 20.80 |
| 21 | 2500 | 65.00 |
| 22 | 2120 | 55.12 |
| 23 | 800 | 37.80 |
| 24 | 1450 | 68.51 |
| 25 | 2750 | 129.94 |
| | BLOCK 4 | |
| 1 | Not Available | |
| 2 | 750 | 19.50 |
| 3 | 2000 | 52.00 |
| 4 | 900 | 23.40 |
| 5 | 900 | 42.53 |
| 6 | 1900 | 49.40 |
| 7 | 1000 | 26.00 |
| 8 | 900 | 23.40 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 4 (Continued) | |
| 9 | $1000 | $ 26.00 |
| 10 | 2000 | 52.00 |
| | BLOCK 5 | |
| 1 | 450 | 21.26 |
| 2 | 280 | 13.23 |
| 3 | Not Available | |
| 4 | 250 | 6.50 |
| 5 | 250 | 11.81 |
| 6 | 210 | 5.46 |
| 7 | 210 | 9.92 |
| 8 & 9, New Parcel "E" | 700 | 20.33 |
| 10 | 150 | 3.90 |
| 11 | 210 | 9.92 |
| 12 | 220 | 10.40 |
| 13 | 200 | 9.45 |
| 14 | 300 | 14.18 |
| 15 | 200 | 9.45 |
| 16 | 210 | 9.92 |
| 17 | 340 | 8.84 |
| 18 | 420 | 10.92 |
| 19 | Not Available | |
| 20 | Not Available | |
| 22 | Not Available | |
| 23 | Not Available | |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 5, (Continued) | |
| 24 | $ 40 | $ 1.04 |
| 25 & 26, New Parcel "F" | 290 | 13.70 |
| 27 | 230 | 5.98 |
| 28 | 460 | 22.68 |
| 29 | 100 | 4.73 |
| 30 | 510 | 24.10 |
| 31 | 150 | 7.09 |
| 32 | 680 | 17.68 |
| 33 | 750 | 19.50 |
| 34 | 750 | 35.44 |
| 35 | 750 | 19.50 |
| 36 & 37, New Parcel "G" | 1000 | 28.13 |
| | BLOCK 6 | |
| 1 | 120 | 5.68 |
| 2 | 150 | 3.90 |
| 3 & 19, New Parcel "H" | 1070 | 50.56 |
| 4 | 300 | 7.80 |
| 5 | 630 | 29.77 |
| 6 & 7, New Parcel "K" | 1100 | 51.98 |
| 8 | 720 | 34.03 |
| 9 | 300 | 14.18 |
| 10 | 540 | 25.52 |
| 11 | Exempt | |
| 13 | Not Available | |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 6, (Continued) | |
| 14 | $ 450 | $ 21.26 |
| 15 | 600 | 15.60 |
| 16 | 300 | 7.80 |
| 17 | 680 | 32.13 |
| 18 | 800 | 34.83 |
| 20 | 340 | 8.84 |
| 21 | Not Available | |
| 22 | 220 | 10.40 |
| 23 | 210 | 9.92 |
| 24 | Not Available | |
| 25 | Not Available | |
| | BLOCK 7 | |
| 3 & 5 | 2000 | 94.50 |
| 4 | 7290 | 344.45 |
| | BLOCK 8 | |
| 1 | 1800 | 85.05 |
| 2 | 500 | 23.63 |
| 3 | 500 | 23.63 |
| 4 | 50 | 2.36 |
| 5 | 1500 | 70.88 |
| 6 | 1000 | 47.25 |
| 7 & 8, New Parcel "L" | 2730 | 129.00 |
| 9 | 1190 | 56.23 |
| 10 | 1200 | 31.20 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 8 (Continued) | |
| 11 | $3600 | $170.10 |
| 12 | 900 | 42.53 |
| | BLOCK 9 | |
| 1 | 1200 | 56.70 |
| 2 | 1000 | 47.25 |
| 3 | 2000 | 94.50 |
| 4 | 1200 | 56.70 |
| 5 | 1200 | 56.70 |
| 6 | 2050 | 96.86 |
| 6B | 1200 | 56.70 |
| 7 | 2000 | 94.50 |
| 8 | 1200 | 56.70 |
| 9 & 10, New Parcel "M" | 2100 | 99.23 |
| | BLOCK 10 | |
| 2, 4, & 24, New Parcel "N" | 2560 | 120.97 |
| 3 | 340 | 16.07 |
| 5 | 1600 | 75.60 |
| 7 | 400 | 18.90 |
| 8 | 300 | 7.80 |
| 9 | 420 | 19.85 |
| 10 | 200 | 9.45 |
| 11 | 200 | 9.45 |
| 12 | 700 | 33.08 |
| 13 | 1000 | 47.25 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 10 (Continued) | |
| 14 | Not Available | |
| 15 | $1280 | $ 60.48 |
| 16 | 600 | 15.60 |
| 17 | 1500 | 70.88 |
| 18 | 2000 | 52.00 |
| 19 | 1400 | 36.40 |
| 20 | 1700 | 80.33 |
| 21 | 1000 | 26.00 |
| 22 | 1070 | 50.56 |
| 23 | Not Available | |
| | BLOCK 11 | |
| 1 | Not Available | |
| 2, 8, 9 & 10, New Parcel "P" | 1400 | 66.15 |
| 3 | 680 | 17.65 |
| 4 | 270 | 12.76 |
| 5 | 40 | 1.89 |
| 6 | 210 | 6.95 |
| 7 | 640 | 16.64 |
| | BLOCK 12 | |
| 1 & 27, New Parcel "Q" | 1800 | 85.06 |
| 2 | 500 | 23.63 |
| 3 | 300 | 14.18 |
| 4 | 300 | 7.80 |
| 5 | 250 | 6.50 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 12 (Continued) | |
| 6 | $ 350 | $ 16.54 |
| 7 | 200 | 5.20 |
| 8 | 250 | 6.50 |
| 9 | 300 | 14.18 |
| 10 | 200 | 9.45 |
| 11 | 250 | 11.81 |
| 12 | 340 | 8.84 |
| 13 | 450 | 11.70 |
| 14 | 840 | 39.69 |
| 15 | 25 | 1.20 |
| 16 | 600 | 28.35 |
| 17 & 18, New Parcel "R" | 530 | 25.05 |
| 19 | 400 | 18.90 |
| 20 | 1020 | 48.20 |
| 21 | 400 | 18.90 |
| 22 | 760 | 19.76 |
| 23 | 470 | 12.22 |
| 24 | 600 | 28.35 |
| 25 | Not Available | |
| 26 | 1750 | 82.69 |
| 28 | 25 | 1.20 |
| 29 | 190 | 8.98 |
| 30 | 200 | 9.45 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 13 | |
| 1, 2 & 3, New Parcel "S" | Not Available | |
| | BLOCK 14 | |
| 1 | $1440 | $ 68.04 |
| 2 | 510 | 13.26 |
| 3 | 700 | 18.20 |
| 4 | 750 | 19.50 |
| 5 & 7, New Parcel "T" | 5600 | 264.60 |
| 6 | 700 | 33.08 |
| 8 & 9, New Parcel "U" | 1850 | 87.41 |
| 10 | 500 | 23.63 |
| | BLOCK 15 | |
| *1 | Not Available | |
| 2 (Includes 3 & 5 which have been deleted) | 20500 | 968.63 |
| | BLOCK 16 | |
| 1 | 300 | 7.80 |
| 2 | 50 | 2.36 |
| 4 | 120 | 5.68 |
| 7 | 400 | 10.40 |
| 8 | 210 | 9.92 |
| 9 | Not Available | |
| 10 | 300 | 7.80 |
| | BLOCK 17 | |
| 1 | 170 | 8.04 |
| 2 | 300 | 7.80 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 17 (Continued) | |
| 3 | $ 250 | $ 11.81 |
| 5 | Not Available | |
| * 6 | Not Available | |
| | BLOCK 18 | |
| 1, 2 & 3, New Parcel "V" | 3,950 | 186.64 |
| 4 | 850 | 40.16 |
| 6 | 500 | 23.63 |
| 7 | 700 | 33.08 |
| | BLOCK 19 | |
| 1 | 2000 | 94.50 |
| 2 | 500 | 23.63 |
| 3, 4, 6, 7, 8, and 9, New Parcel "W" | 7700 | 363.83 |
| 10 | 200 | 9.45 |
| 11 | 500 | 23.63 |
| 12 | 6000 | 283.50 |
| 13 | Not Available | |
| | BLOCK 20 | |
| 1 | 500 | 23.63 |
| 2 | 3500 | 165.38 |
| 3 | 2970 | 140.34 |
| 4 | 2250 | 58.50 |
| 5 | 2000 | 52.00 |
| 6 | 2500 | 118.13 |
| 7 | 1400 | 36.40 |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 20 (Continued) | |
| 8 | $2400 | $ 62.40 |
| 9 | 600 | 28.35 |
| 10 | 1530 | 39.78 |
| | BLOCK 21 | |
| 1 | 1250 | 59.06 |
| 2 | 550 | 25.99 |
| 3 | 850 | 40.16 |
| 5 | 6240 | 294.84 |
| 6 | 2250 | 106.31 |
| | BLOCK 22 | |
| 1 | 600 | 28.35 |
| 2 | 3000 | 99.25 |
| 3 | Not Available | |
| 4 | 4250 | 153.00 |
| 5 | 510 | 24.10 |
| 6 | 7350 | 347.29 |
| 7 | 3110 | 146.95 |
| 8 | 2400 | 113.40 |
| 9 | 4320 | 204.13 |
| | BLOCK 23 | |
| 1 | Not Available | |
| 5 | Not Available | |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 24 | |
| 1 | $5510 | $260.35 |
| 2 | 500 | 23.63 |
| 3 | Not Available | |
| 4 | Not Available | |
| 6 | 4100 | 149.10 |
| 7 | 2500 | 65.00 |
| | BLOCK 25 | |
| 1 | 8000 | 378.00 |
| 2 | 540 | 25.52 |
| 3 | 1060 | 27.56 |
| 4 | 3190 | 150.73 |
| 4A | 700 | 33.08 |
| 5 | Not Available | |
| 6 | 1850 | 87.41 |
| 7 | 7500 | 354.38 |
| 8 | Not Available | |
| 9 | 6500 | 307.13 |
| 10 | 2500 | 118.13 |
| 11 | 850 | 40.16 |
| | BLOCK 26 DELETED | |

| Parcel Number | Assessment | Taxes |
|---|---|---|
| | BLOCK 27 | |
| 1 | Not Available | |
| | BLOCK 28 | |
| 1 | $4800 | $226.80 |
| 2 | Not Available | |
| 3 | 2000 | 94.50 |
| 4 | 3190 | 150.73 |
| 5 | 3190 | 150.73 |
| 6 | 3190 | 150.73 |
| 7 | Not Available | |
| | BLOCK 30 | |
| 1 | Not Available | |
| 2 | Not Available | |

* Subsequently deleted

Sale No. 5
348 North Church

Sale No. 9
640 Meigs Street

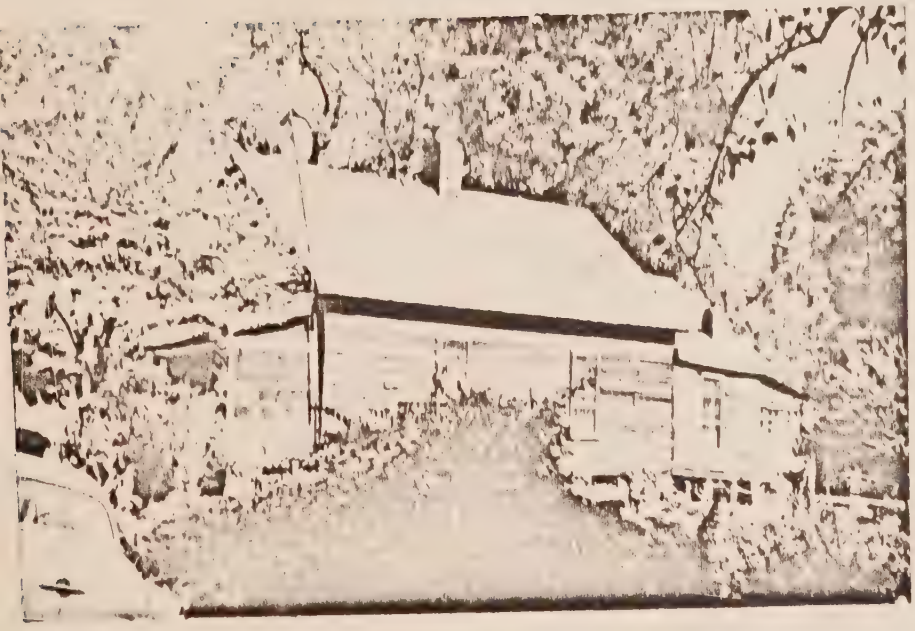
Sale No. 10
247 Franklin Street

Sale No. 12
882 Reese Street

Sale No. 13
213 Chase Street

Sale No. 14
620 Reese Street

Sale No. 15
640 Reese Street



Sale No. 18
168 N. Pope St.

Sale No. 19
1052 Reese Street

Sale No. 20
1072 Reese Street

Sale No. 21
825 W. Hancock St.

Sale No. 23
225 Hillcrest

Sale No. 29
190 Hall Street

Sale No. 30
284 Savannah St.

Sale No. 31
149 Mitchell St.

Sale No. 35
725 Pulaski Street

Sale No. 37
185 Hall Street

Sale No. 38
543 Meigs Street

Sale No. 39
375 Billups

Sale No. 40
287 Atlanta Avenue

Sale Nos. 54 & 55
420 Findley

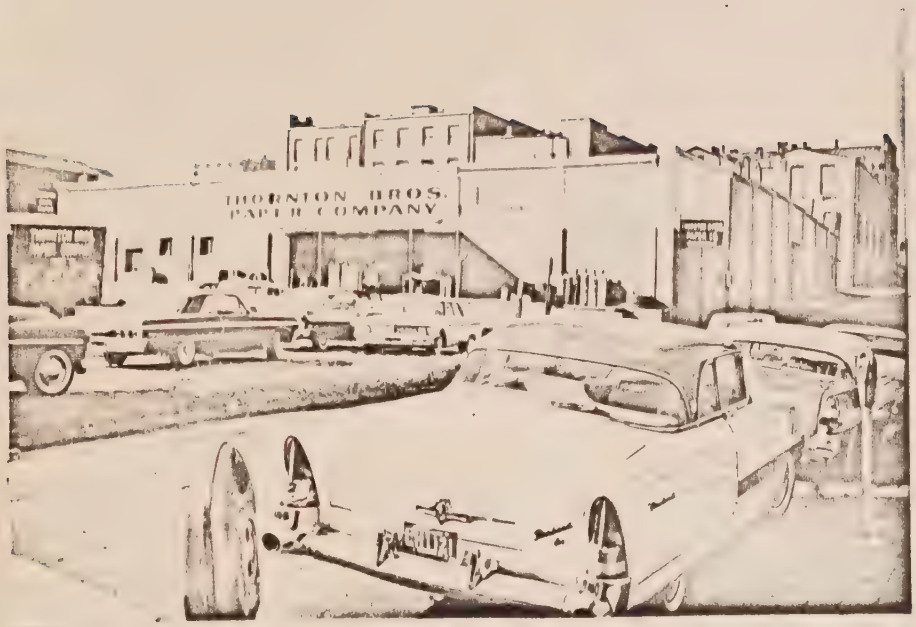
Sale No. 2
Duplex
192-194 Bryant Street

Photographs of Commercial Improved Sales

Sale No. 1
186 Broad Street

Sale No. 2
393 Findley Street

Sale No. 3
325 Washington




Sale No. 4
130 Fulton Street

Sale No. 5
690 W. Broad

Sale NO. 6
600 Thomas Street

Sale NO. 7
583 S. Harris Street

Sale No. 8
274 Jackson

TABULATION AND ANALYSIS OF COMMERCIAL RENTS

| | Location | Lessor | Lessee | Terms of Lease | Rented Area | Monthly Rent | Annual Rent | Rent Per Square Ft. | Description |
|---|---|---|---|---|---|---|---|---|---|
| m | Hancock Street | Dr. N.G.Slaughter | Athens Auto Electric | 5 - Year | 6,400□ | $425.00 | $5100 | $.80 | One story 8" concrete block building; one office and warehouse; 1-3 fixture bath; 1-2 fixture bath; gas heat; macadam paved;concrete sidewalks; granite curbs; all utilities |
| | 274 Jackson St. | Robert Stephens | Sun Loan | Month to Month | 898□ | 200.00 | 2400 | 2.67 | Three story 12" brick and stucco hotel; steam heat; macadam paved; concrete curb and sidewalks; all utilities; fair condition. |
| 0 | 371 Washington St. | Hutchinson, Cox & Stroud | Huggins Auto Supply | 5 - Year | 2,650□ | 137.50 | 1650 | 0.62 | One story brick office and warehouse; 1-2 fixture bath; electric heat; full basement; fair to poor condition; macadam paved; concrete sidewalks; granite curb; all utilities |
| 11 | 377 Washington St. | Hutchinson, Cox & Stroud | Jordan Auto Service | 5 - Year | 4,182 | 150.00 | 1800 | 0.43 | One story brick garage; 2-2 fixture baths; wood and coal heat; full basement; macadam paved; concrete sidewalks; granite curbs; all utilities; fair to poor condition. |
| 12 | 431 Thomas St. | Athens Publishing Company | Sportswear Corp. of America | Month to Month | 2,268□ | 75.00 | 900 | 0.40 | One story 12" brick warehouse; approximately 2,268 square feet; no plumbing; no heat; macadam paved; concrete sidewalks;granite curbs; all utilities; white occupancy; fair condition; presently partly rented. |
| 13 | 431 Thomas St. | Athens Publishing Company | Previously rented | Month to Month | 6,048□ | 150.00 | 1800 | 0.30 | Same as Item #12 when entire building rented with exception of basement.Note: Computation includes loft at 100%. |
| 14 | SE corner Madison Ave. & Bridge St. | Jordan | Faust | Month to Month | 740□ | 25.00 | 300 | 0.405 | One story 8" concrete block & sheet metal cafe; 2 rooms; no plumbing; gas radiant heat; macadam paved; granite curb on Madison Ave.; concrete curbs on Bridge St.; concrete sidewalks on Madison Ave.; all utilities available; fair to poor condition; Lot size: 148 x 300 x 163 x 163.5 x 100 x 68. |

TABULATION AND ANALYSIS OF COMMERCIAL RENTS

| Item | Location | Lessor | Lessee | Terms of Lease | Rented Area | Monthly Rent | Annual Rent | Rent Per Square Ft. | Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Thomas Street | Walter Sams | Brown's Grocery | Month to Month | 1,392 ф | $45.00 | $540 | $0.388 | One story 8" concrete block store building; approximately 1,392 square feet; 1 2-fixture bath; concrete floor; gas radiant heat; all utilities; macadam paved; concrete sidewalks; granite curb on Thomas St.; concrete curb on Strong St.; fair condition; Lot size: 50 x 100. |
| 2 | 158½ Hoyt Street | Charles M. Johnson | M & W Drive-In | Month to Month | 560 ф | 50.00 | 600 | 1.07 | One story frame hot dog stand; approximately 560 square feet; 2 rooms; 1-2 fixture bath; asphalt tile floor over concrete; gas radiant heat; all utilities; owner owns all equipment; macadam paved; granite curb; no sidewalk; fair to good condition. |
| 3 | 498 Madison Ave. | Aubie Robertson | Duncan | Month to Month | 512 ф | 14.00 | 168 | 0.328 | One story frame store building; approximately 512 square feet; no plumbing or heat; all utilities available; macadam paved; macadam and concrete sidewalks; granite curb on Madison; concrete curb on Bridge St.; fair condition; Lot size 45 x 60 x 45 x 49. |
| 4 | 545 Madison Ave. | Natural Divine Spiritual Church | Riverside Barber & Beauty Shop | Month to Month | ,620 ф | 40.00 | 480 | 0.77 | One story frame store building used as barber shop; approximately 1,760 square feet; tenant owns all equipment; pine floors; no bath; gas radiant heat; all utilities available; macadam paved; granite curbs; concrete sidewalks; fair to poor condition; Lot size: 48 x 179 x 60 x 150. |
| 5 | 673 Thomas Street | M. R. Huff | Owensby Grocery | Month to Month | 800 ф | 30.00 | 360 | 0.45 | One story frame store building; approximately 800 square feet; pine floors; 1 2-fixture bath; gas radiant heat; all utilities; macadam paved; granite curb and concrete sidewalks on Thomas Street; macadam paved; granite & concrete curb; no sidewalks on Madison Ave.; fair condition; Lot size: 140 x 90. |
| 6 | 600 Thomas Street | Harry Loef | Athens Imports | Month to Month | 4,785 ф | 200.00 | 2400 | 0.50 | One story 12" brick office and display area; 1-2 fixture bath; gas overhead heat; macadam paved; concrete curbs and sidewalks; all utilities; good condition. |
| 7 | 600 Thomas Street | Harry Loef | The Loef Co. | Month to Month | 6,218 ф | 300.00 | 3600 | 0.58 | One story 12" brick warehouse; 1-2 fixture bath; gas overhead heat; macadam paved; concrete curb and sidewalks; all utilities; good condition. |

# ANALYSIS OF RESIDENTIAL CONSTRUCTION COSTS

| Item | Location | Date of Construction | Area | Adjusted Area | Cost | Cost Per Room | Cost Per ⌀ Adjd.Area | Description |
|---|---|---|---|---|---|---|---|---|
| 1 | 142 Plaza | 1964 | 1,040 ⌀ | 1,146 ⌀ | $8,000 | $1,600 | $6.98 | One story frame single family residence; approximately 1040⌀; 5 rooms; 1-3 fixture bath with asphalt tile floor, tileboard; sheetrock walls; oak floors; central electric heat; 48⌀ screened porch; 156⌀ open porch. |
| 2 | 285 Bailey | 1964 | 748 ⌀ | 911 ⌀ | 7,500 | 1,500 | 8.23 | One story 8" concrete block single family residence; approximately 748⌀; 5 rooms; 1-3 fixture bath; ceramic tile floor & wainscot; sheetrock walls; oak floors; 90⌀ open porch; 264⌀ closed porch. |
| 3 | 175 Glenhaven | 1964 | 891 ⌀ | 903 ⌀ | 6,300 | 1,260 | 6.98 | One story frame single family residence; approximately 891⌀; 5 rooms; 1-3 fixture bath; inlaid linoleum; sheetrock walls; oak floors; radiant heat; 24⌀ open porch. |
| 4 | 155 Royal Court | 1963 | 720 ⌀ | 730 ⌀ | 6,000 | 1,200 | 8.22 | One story frame single family residence; approximately 720⌀; 5 rooms; 1-3 fixture bath with ceramic tile floor, ceramic tile wainscot at tub only; sheetrock walls; oak floors; 2 gas wall units; 60⌀ open porch. (Selling price was $7,000 with $1,000 allocated for land) |
| 5 | 130 Royal Court | 1963 | 720 ⌀ | 730 ⌀ | 6,000 | 1,200 | 8.22 | One story frame single family residence; approximately 720⌀; 5 rooms; 1-3 fixture bath with ceramic tile floors, ceramic tile wainscot at tub only; sheetrock walls; oak floors; 2 gas wall units; 60⌀ open porch. (Selling price was $7,000 with $1,000 allocated for land) |
| 6 | 145 Royal Court | 1963 | 720 ⌀ | 730 ⌀ | 6,000 | 1,200 | 8.22 | One story frame single family residence; approximately 720⌀; 5 rooms; 1-3 fixture bath with ceramic tile floors, ceramic tile wainscot at tub only; sheetrock walls; oak floors; 2 gas wall units; 60⌀ open porch. ( Selling price was $7,000 with $1,000 allocated for land) |

RELATIONSHIP OF INCOME TO SELLING PRICE OF RESIDENTIAL PROPERTIES

| Item No. | Location | Rent Monthly | Rent Annual | Selling Price | Gross Rent Multiple Monthly | Gross Rent Multiple Annual | Description |
|---|---|---|---|---|---|---|---|
| 14 | 347 N. Church St. | $ 60 | $ 720 | $ 6,250 | 104 | 8.68 | One-story stone granite single family residence; approximately 956 ⌀; five rooms; one 3-fixture bath. 288 ⌀ garage with granite stone walls and dirt floor. Macadam paved, concrete sidewalk, concrete curb, all utilities. Caucasian occupancy. |
| 15 | 375 Church Street | 50 | 600 | 5,250 | 105 | 8.75 | One-story stone granite single family residence; approximately 904 ⌀; four rooms; one 3-fixture bath. Macadam paved, concrete sidewalk, concrete curb, all utilities. Caucasian occupancy. |
| 16 | 725 Pulaski Street | 20 | 240 | 2,300 | 115 | 9.58 | One-story frame single family residence; approximately 860 ⌀; four rooms; one 3-fixture bath. Macadam paved, no sidewalk, concrete curb, all utilities. Caucasian occupancy. |
| 17 | 568 N. Harris St. | 125 | 1,500 | 8,500 | 68 | 5.67 | Two-story frame multi-family residence; approximately 2,210 ⌀ down; 1,312 ⌀ up; two 4-room and one 3-room apartments; three 3-fixture baths; macadam paved; concrete curbs; no sidewalks; all utilities; Caucasian occupancy. |
| 18 | 485 Meigs Street | 90 | 1,080 | 7,500 | 83.3 | 6.94 | One story frame duplex; approximately 1,438 ⌀; two 3-room apartments; two 3-fixture baths; macadam paved; granite curbs and sidewalks; all utilities; Caucasian occupancy. |
| 19 | 287 Atlanta Avenue | 35 | 420 | 2,660 | 76 | 6.33 | One story frame single family residence; approximately 1,290 ⌀; 6 rooms; 1 3-fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. |
| 20 | 240 Juliouse | 75 | 900 | 5,800 Asking | 77.3 | 6.44 | One story frame duplex; approximately 1,554 ⌀; one 4-room and one 3-room apartments; one 3-fixture and one 2-fixture baths; all utilities; Negro occupancy. |
| 21 | 804 and 808 Waddell Extn. | 34 | 408 | 5,000 | 147 | 12.25 | Two - one story frame duplexes; approximately 676 ⌀; two 2-room apartments and one water closet in each; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. |
| 22 | 150 N. Harris Street | 40 | 480 | 3,500 | 87.5 | 7.29 | One story frame duplex; approximately 1,239 ⌀; two 3-room apartments; two 3-fixture baths; wood and coal heat; macadam paved; no sidewalks; concrete curbs; all utilities; Negro occupancy. |

RELATIONSHIP OF INCOME TO SELLIG PRICE OF RESIDENTIAL PROPERTIES

| Location | Rent Monthly | Rent Annual | Selling Price | Gross Rent Multiple Monthly | Gross Rent Multiple Amual | Description |
|---|---|---|---|---|---|---|
| 666 Pulaski St. | $ 50 | $ 600 | $ 5,500 | 110 | 9.17 | One-story frame single family residence; approximately 850 □; five rooms; one 3-fixture bath. Macadam paved, granite curb, no sidewalk, all utilities. Caucasian occupancy. |
| 767 Pulaski St. | 40 | 480 | 3,750 | 93.7 | 7.81 | One-story frame single family residence; approximately 1,648 □; five rooms; one 3-fixture bath. Macadam paved, concrete curb, no sidewalk, all utilities. Caucasian occupancy. |
| 557 Meigs Street | 60 | 720 | 7,500 | 125 | 10.4 | One-story frame single family residence; approximately 1,772 □; six rooms; one 3-fixture bath; macadam paved, concrete curb, no sidewalk, all utilities. Caucasian occupancy. |
| 620 Reese Street | 65 | 780 | 6,500 | 100 | 8.33 | One-story frame single family residence; approximately 1,880 □; six rooms; one 3-fixture bath. Macadam paved, concrete curb, no sidewalk, all utilities. Caucasian occupancy. |
| 640 Reese Street | 55 | 660 | 6,000 | 109 | 9.09 | One-story frame single family residence; approximately 1,460 □; five rooms; one 3-fixture bath. Macadam paved, concrete curb, no sidewalk, all utilities. Caucasian occupancy. |
| 360 Church Street | 65 | 780 | 4,750 | 73 | 6.09 | One-story frame single family residence; approximately 1,008 □; five rooms; one 3-fixture bath. Macadam paved, concrete sidewalk, granite curb, all utilities. Caucasian occupancy. |
| 267 Harris Street | 60 | 720 | 6,000 | 100 | 8.33 | One-story frame single family residence; approximately 1,101 □; five rooms; one 3-fixture bath. Macadam paved, concrete sidewalk, granite curb, all utilities. Caucasian occupancy. |
| 168 N. Pope Street | 35 | 420 | 2,500 | 71 | 5.95 | One-story frame single family residence; approximately 1,012 □; five rooms, no bath. Macadam paved, no sidewalk, granite curb, all utilities. Negro occupancy. |
| 825 West Hancock St. | 40 | 480 | 7,000 | 175 | 14.58 | One-story frame single family residence; approximately 820 □; four rooms; one 3-fixture bath. Macadam paved, brick sidewalk, granite curb, all utilities. Caucasian occupancy. |
| 190 Hall Street | 75 | 900 | 6,100 | 81 | 6.78 | One-story frame stucco single family residence; approximately 1,060 □; five rooms; one 3-fixture bath. Macadam paved, no sidewalk, concrete curb, all utilities. Caucasian occupancy. |
| 284 Savannah Street | 40 | 480 | 4,300 | 107 | 8.95 | One-story frame single family residence; approximately 836 □; four rooms; one 3-fixture bath. Macadam paved, no sidewalk, macadam curb, all utilities. Caucasian occupancy. |
| 192-194 Bryant St. | 40 | 480 | 4,500 | 112 | 9.37 | One-story frame duplex; approximately 1,860 □; four rooms each apartment; two water closets. Macadam paved, concrete curb, no sidewalk, all utilities. Caucasian occupancy. |
| 1252 W. Hancock St. | 50 | 600 | 5,100 | 102 | 8.50 | One-story frame single family converted to duplex; 3 rooms each apartment; one bath. Macadam paved, concrete curb, no sidewalk, all utilities. Negro occupancy. |

TABULATION AND ANALYSIS OF RESIDENTIAL RENTS (Continued)

| Location | No. of Rooms | Monthly Rent | Annual Rent | Monthly Rent Per Room | Monthly Rent Per Unit | Annual Rent Per Room | Annual Rent Per Unit | Description |
|---|---|---|---|---|---|---|---|---|
| 789 Thomas Street | 4 | $30.00 | $360.00 | $ 7.50 | $30.00 | $ 90.00 | $360.00 | One Story frame single family residence; approximately 1251 square feet; 1-2 fixture bath; macadam paved; granite curbs; no sidewalks; all utilities available; Caucasian occupant; poor condition. |
| 348 Hoyt Street | 5 | 30.00 | 360.00 | 6.00 | 30.00 | 72.00 | 360.00 | One story asbestos shingle single family residence; approximately 1214 square feet; 1-3 fixture bath; macadam paved; granite curbs; no sidewalks; all utilities; Negro occupant; fair condition. |
| 252 Hoyt Street | 5 | 50.00 | 600.00 | 10.00 | 50.00 | 120.00 | 600.00 | One story frame single family residence; approximately 1133 square feet; 1-3 fixture bath; macadam paved; t granite curbs; no sidewalks; all utilities; Caucasian occupant; fair to good condition. |
| 764 College Avenue | 5 | 60.00 | 720.00 | 12.00 | 60.00 | 144.00 | 720.00 | One story frame single family residence; approximately 1133 square feet; 1-3 fixture bath; macadam paved; granite curbs; concrete sidewalks; all utilities; Caucasian occupant; fair condition. |
| 763 College Avenue | 8 | 50.00 | 600.00 | 6.25 | 50.00 | 75.00 | 600.00 | One story frame single family residence; approximately 1723 square feet; 1-3 fixture bath; macadam paved; granite curbs; concrete sidewalks; all utilities; Caucasian occupant; fair to poor condition. |
| 160 Strong Street | 5 | 35.00 | 420.00 | 7.00 | 35.00 | 84.00 | 420.00 | One story composition panel; single family residence; approximately 697 square feet; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupant; fair condition. |
| 148 Strong Street | 3 | 40.00 | 480.00 | 13.33 | 40.00 | 160.00 | 480.00 | One story frame single family residence; owner occupied in one room and tenant in three; approximately 987 square feet; 1-3 fixture bath; macadam paved; concrete curb; no sidewalks; all utilities; Negro occupant; fair to good condition. |
| 140 Alley | 2 | 20.00 | 240.00 | 10.00 | 20.00 | 120.00 | 240.00 | One story frame single family residence; approximately 477 square feet; 1 water closet; dirt street; no curbs or sidewalks; all utilities available; Negro occupant; fair condition. |
| 523 Jackson Street | 3 | 45.00 | 540.00 | 15.00 | 45.00 | 180.00 | 540.00 | One story frame single family residence; approximately 600 square feet; 1-3 fixture bath; macadam paved; granite curbs; concrete sidewalks; all utilities; Caucasian occupant; fair to good condition. |

TABULATION AND ANALYSIS OF RESIDENTIAL RENTS (Continued)

| Item | Location | No. of Rooms | Monthly Rent | Annual Rent | Monthly Rent Per Room | Monthly Rent Per Unit | Annual Rent Per Room | Annual Rent Per Unit | Description |
|---|---|---|---|---|---|---|---|---|---|
| 43 | 867 College Avenue | 4 | $20.00 | $240.00 | $ 5.00 | $20.00 | $ 60.00 | $240.00 | One story frame single family residence; approximately 1040 square feet; 1-2 fixture bath; macadam paved; granite curbs; concrete sidewalks; all utilities; Caucasian occupant; fair condition. |
| 44 | 833 College Avenue | 8 | 30.00 | 360.00 | 3.75 | 30.00 | 45.00 | 360.00 | One story asbestos shingle single family residence; approximately 1384 square feet basic; 556 square feet in basement; 5 rooms up; 3 rooms in basement; 1-3 fixture bath; macadam paved; granite curbs; concrete sidewalks; all utilities; Caucasian occupant; fair condition. |
| 45 | 153 Hoyt Street | 3 | 40.00 | 480.00 | 13.33 | 40.00 | 160.00 | 480.00 | One story frame single family residence; approximately 632 square feet; 1 water closet; macadam paved; granite curbs; no sidewalks; all utilities available; Negro occupant; fair to poor condition. |
| 46 | 337 Hoyt Street | 1 - 3 Rm.<br>3 - 2 Rms. | 145.00 | 1740.00 | 13.33<br>17.50 | 40.00<br>35.00 | 160.00<br>210.00 | 480.00<br>420.00 | Two story frame apartment building; approximately 1590 square feet down; approximately 1394 square feet up, 5 rooms down; 4 rooms up; 1-3 and 1-2 fixture bath; macadam paved; granite curbs; concrete sidewalks; all utilities; Caucasian occupant; poor condition. |
| 47 | 820 Lumpkin Street | 6 | 30.00 | 360.00 | 5.00 | 30.00 | 60.00 | 360.00 | One story frame single family residence; 1392 square feet approximately; no plumbing; dirt street; granite curbs; no sidewalks; all utilities available; Negro occupant; poor condition. |
| 48 | 764 Jackson Street | 1 - 3 Rm.<br>1 - 3 Rm. | 65.00 | 780.00 | 10.00<br>11.67 | 30.00<br>35.00 | 120.00<br>140.00 | 360.00<br>420.00 | One story frame single family residence; converted to duplex; approximately 1543 square feet; 6 rooms; 1-3 fixture bath; macadam paved; concrete sidewalks; concrete curbs; all utilities; Caucasian occupant; fair to poor condition. |
| 49 | 670 Hull Street | 4 | 48.00 | 576.00 | 12.00 | 48.00 | 144.00 | 576.00 | One story frame single family residence; approximately 1150 square feet; 1 water closet; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupant; fair condition. |
| 50 | 668 Hull Street | 4 | 24.00 | 288.00 | 6.00 | 24.00 | 72.00 | 288.00 | One story frame single family residence; approximately 916 square feet; 1-2 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities available; Negro occupant; fair to poor condition. |
| 51 | 664 Hull Street | 2 | 20.00 | 240.00 | 10.00 | 20.00 | 120.00 | 240.00 | One story frame single family residence; approximately 564 square feet; 1 water closet; macadam paved; concrete curbs; no sidewalks; all utilities; poor condition. |
| 52 | 696 Lumpkin Street | 5 | 36.00 | 432.00 | 7.20 | 36.00 | 86.40 | 432.00 | One story frame single family residence; approximately 960 square feet; 1 room in basement; 1 water closet; dirt street; no curb or sidewalks; all utilities; Negro occupant; fair to poor condition. |

TABULATION AND ANALYSIS OF RESIDENTIAL RENTS (Continued)

| Location | No. of Rooms | Monthly Rent | Annual Rent | Monthly Rent Per Room | Monthly Rent Per Unit | Annual Rent Per Room | Annual Rent Per Unit | Description |
|---|---|---|---|---|---|---|---|---|
| 616 Bridge Street | 3 | $20.00 | $240.00 | $ 6.67 | $20.00 | $ 80.00 | $240.00 | One story frame single family residence; approximately 564 square feet; no plumbing; macadam paved; concrete curbs; no sidewalks; all utilities available; Negro occupant; poor condition. |
| 255 Bridge Street | 3 | 14.00 | 168.00 | 4.67 | 14.00 | 56.00 | 168.00 | One story frame single family residence; approximately 413 square feet; no plumbing; macadam paved; concrete curbs; no sidewalks; all utilities available; Negro occupant; poor condition. |
| 253 Bridge Street | 7 | 28.00 | 336.00 | 4.00 | 28.00 | 48.00 | 336.00 | One and one-half story single family residence; approximately 1053 square feet down; 495 square feet up; 4 rooms down; 3 rooms up; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupant; poor condition. |
| 277 Bridge Street | 4 | 30.00 | 360.00 | 7.50 | 30.00 | 90.00 | 360.00 | One story frame single family residence; approximately 836 square feet; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupant; fair condition. |
| 479 Madison Avenue | 3 | 16.00 | 192.00 | 5.33 | 16.00 | 64.00 | 192.00 | One story 8-inch concrete block and composition roll single family residence; approximately 600 square feet; no bath; no sidewalks; all utilities available; Negro occupant. |
| 439 Madison Avenue | 6 | 27.50 | 330.00 | 4.58 | 27.50 | 55.00 | 330.00 | Two story frame single family residence used by two families; approximately 1140 square feet down; 646 square feet up; 1 water closet; macadam paved; granite curbs; no sidewalks; all utilities available; Negro occupant. |
| 1 & 2 Hoyt Street | 2 - 2 Rm. | 20.00 | 240.00 | 5.00 | 10.00 | 60.00 | 120.00 | One story frame duplex; approximately 445 square feet each side; no plumbing; macadam paved; granite curbs; no sidewalks; allutilities available; Negro occupant. |
| 373 Hoyt Street | 4 | 22.50 | 270.00 | 5.62 | 22.50 | 67.50 | 270.00 | One story frame single family residence; approximately 948 square feet; 1-2 fixture bath; macadam paved; granite curb; no sidewalks; all utilities; Caucasian occupant. |
| 164 State Street | 6 | 23.00 | 276.00 | 3.83 | 23.00 | 46.00 | 276.00 | One story frame single family residence; approximately 1848 square feet; 1-2 fixture bath; macadam paved; granite curbs; no sidewalks; all utilities; Caucasian occupant. |
| 856 College Avenue | 7 | 45.00 | 540.00 | 6.43 | 45.00 | 77.00 | 540.00 | Two story asbestos shingle single family residence; approximately 987 square feet down; 690 square feet up; 4 rooms down; 3 rooms up; 1-3 fixture bath; macadam paved; granite curbs; concrete sidewalks; all utilities; Caucasian occupant; fair condition. |
| 810 Lumpkin Street | 4 | 32.00 | 384.00 | 8.00 | 32.00 | 96.00 | 384.00 | One story composition roll single family residence approximately 676 square feet; 1-3 fixture bath; dirt street; granite curbs; no sidewalks; all utilities; Negro occupant; fair condition. |

TABULATION AND ANALYSIS OF RESIDENTIAL RENTS (Continued)

| Location | No. of Rooms | Monthly Rent | Annual Rent | Monthly Rent Per Room | Monthly Rent Per Unit | Annual Rent Per Room | Annual Rent Per Unit | Description |
|---|---|---|---|---|---|---|---|---|
| 180 Berry Street | 1 - 4 Rm.<br>1 - 2 Rm. | $25.00<br>8.00 | $300.00<br>96.00 | $ 6.25<br>4.00 | $25.00<br>8.00 | $ 75.00<br>48.00 | $300.00<br>96.00 | One story 8-inch concrete block single family residence with terrace apartment; approximately 675 square feet up; approximately 300 square feet in basement; 4 rooms up; 2 rooms in basement; 1-2 fixture bath; dirt street; no curbs or sidewalks; all utilities; Negro occupant; good condition. |
| 190 Berry Street | 1 - 4 Rm.<br>1 - 2 Rm. | 10.00<br>10.00 | 120.00<br>120.00 | 2.50<br>5.00 | 10.00<br>10.00 | 30.00<br>60.00 | 120.00<br>120.00 | One story frame single family residence; composition roll siding; approximately 1050 square feet; no bath; dirt street; no curbs or sidewalks; all utilities; Negro occupant; very poor condition. |
| 150 Berry Street | 4 | 20.00 | 240.00 | 5.00 | 20.00 | 60.00 | 240.00 | One story composition panel single family residence; approximately 756 square feet; no bath; dirt street; no curbs or sidewalks; all utilities available; Negro occupant; fair to poor condition. |
| 130 Berry Street | 2 | 10.00 | 120.00 | 5.00 | 10.00 | 60.00 | 120.00 | One story asbestos shingle terrace apartment; approximately 403 square feet; 1 water closet; dirt street; no curbs or sidewalks; all utilities; Negro occupant. |
| 180 Willow Street | 2 | 20.00 | 240.00 | 10.00 | 20.00 | 120.00 | 240.00 | One story frame single family residence; approximately 512 square feet; no bath; no street frontage; water available; Negro occupant. |
| 160 Willow Street | 2 | 10.00 | 120.00 | 5.00 | 10.00 | 60.00 | 120.00 | One story frame single family residence; approximately 512 square feet; no bath; dirt street; no curbs or sidewalks; water available; Negro occupant; poor condition. |
| 120 Willow Street | 2 - 2 Rms. | 30.00 | 360.00 | 7.50 | 15.00 | 90.00 | 180.00 | One story frame duplex; approximately 720 square feet each side; 1 water closet; dirt street; no curbs or sidewalks; water, electricity, sewer; Caucasian occupant; fair condition. |
| 951 Broad Street | 3 | 40.00 | 480.00 | 13.33 | 40.00 | 160.00 | 480.00 | Left side of one story frame duplex; approximately 725 square feet each side; 1-3 fixture bath; macadam paved; granite curbs; concrete sidewalks; all utilities; Caucasian occupant; good condition. |
| 456 Madison Avenue | 4 | 23.50 | 282.00 | 5.88 | 23.50 | 70.50 | 282.00 | One story frame single family residence; approximately 1090 square feet; 1 water closet; macadam paved; granite curbs; concrete sidewalks; all utilities; Negro occupant; fair condition. |
| 408 Foundry Street | 3 | 18.00 | 216.00 | 6.00 | 18.00 | 72.00 | 216.00 | One story frame single family residence; approximately 783 square feet; 1 water closet; macadam paved; granite curbs; concrete sidewalks; all utilities; Negro occupant; very poor condition. |
| 61[illegible] Bridge Street | 2 - 2 Rms. | 20.00 | 240.00 | 5.00 | 10.00 | 60.00 | 120.00 | One story frame duplex; approximately 376 square feet each side; no plumbing; macadam paved; concrete curbs; no sidewalks; all utilities available; Negro occupant; poor condition. |

TABULATION AND ANALYSIS OF RESIDENTIAL RENTS

| Item | Location | No. of Rooms | Monthly Rent | Annual Rent | Monthly Rent Per Room | Monthly Rent Per Unit | Annual Rent Per Room | Annual Rent Per Unit | Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 666 Pulaski Street | 5 | $50.00 | $600.00 | $10.00 | $50.00 | $120.00 | $600.00 | One story frame single family; approximately 850 square feet; 1-3 fixture bath; macadam paved; granite curbs; no sidewalks; all utilities; Caucasian occupant; fair condition. |
| 2 | 542 Pulaski Street | 6 | 45.00 | 540.00 | 7.50 | 45.00 | 90.00 | 540.00 | One story frame single family residence; approximately 1600 square feet; 1-3 fixture bath; macadam paved; granite curbs; no sidewalks; all utilities; Caucasian occupant; fair condition. |
| 3 | 767 Pulaski Street | 5 | 40.00 | 480.00 | 8.00 | 40.00 | 96.00 | 480.00 | One story frame; single family residence; approximately 1648 square feet; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Caucasian occupant; fair condition. |
| 4 | NE corner of Hendrix and Pulaski Streets | 4 | 40.00 | 480.00 | 10.00 | 40.00 | 120.00 | 480.00 | One story 4-inch concrete block single family residence; approximately 773 square feet; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Caucasian occupant; fair condition. |
| 5 | 820 Reese Street | 4 | 40.00 | 480.00 | 10.00 | 40.00 | 120.00 | 480.00 | One story frame single family residence; approximately 994 square feet; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupant; fair condition. |
| | 557 Meigs Street | 6 | 60.00 | 720.00 | 10.00 | 60.00 | 120.00 | 720.00 | One story frame single family residence; approximately 1772 square feet; 1-3 fixture bath; macadam paved; no sidewalks; granite curbs; all utilities; Caucasian occupant fair condition. |
| | 620 Reese Street | 6 | 65.00 | 780.00 | 10.83 | 65.00 | 130.00 | 780.00 | One story frame single family residence; approximately 1880 square feet; 1-3 fixture bath; macadam paved; no sidewalks; concrete curbs; all utilities; Negro occupant; fair condition. |
| | 640 Reese Street | 5 | 55.00 | 660.00 | 11.00 | 55.00 | 132.00 | 660.00 | One story frame single family residence; approximately 1,460 square feet; 1-3 fixture bath; macadam paved; no sidewalks; concrete curbs; all utilities; Negro occupant; fair condition. |
| | 360 Church Street | 5 | 65.00 | 780.00 | 13.00 | 65.00 | 156.00 | 780.00 | One story frame single family residence; approximately 1008 square feet; 1-3 fixture bath; macadam paved; concrete sidewalks; granite curbs; all utilities; Caucasian occupant |
| | 267 Harris Street | 5 | 60.00 | 720.00 | 12.00 | 60.00 | 144.00 | 720.00 | One story frame single family residence; approximately 1101 square feet; 1-3 fixture bath; macadam paved; concrete sidewalks; granite curbs; all utilities; Caucasian occupant, poor condition. |

TABULATION AND ANALYSIS OF RE... (Continued)

| Item | Location | No. of Rooms | Rent Monthly | Annual Rent | Monthly Rent Per Room | Monthly Rent Per Unit | Annual Rent Per Room | Annual Rent Per Unit | Description |
|---|---|---|---|---|---|---|---|---|---|
| 11 | 168 N. Pope Street | 5 | $35.00 | $420.00 | $ 7.00 | $35.00 | $ 84.00 | $420.00 | One story frame single family residence; approximately 1012 square feet; no bath; macadam paved; no sidewalks; granite curbs; all utilities; Negro occupant. |
| 12 | 825 W. Hancock St. | 4 | 40.00 | 480.00 | 10.00 | 40.00 | 120.00 | 480.00 | One story frame single family residence; approximately 820 square feet; 1-3 fixture bath; macadam paved; brick sidewalks; granite curbs; all utilities; Caucasian occupant; fair condition. |
| 13 | 190 Hall Street | 5 | 75.00 | 900.00 | 15.00 | 75.00 | 180.00 | 900.00 | One story frame and stucco single family residence; approximately 1060 square feet; 1-3 fixture bath; macadam paved; no sidewalks; concrete curbs; all utilities; Caucasian occupant; good condition. |
| 14 | 284 Savannah St. | 4 | 40.00 | 480.00 | 10.00 | 40.00 | 120.00 | 480.00 | One story frame single family residence; approximately 836 square feet; 1-3 fixture bath; macadam paved; no sidewalks; macadam curbs; all utilities; Negro occupant; fair to poor condition. |
| 15 | 192-194 Bryant St. | 2 - 4 Rms. | 40.00 | 480.00 | 5.00 | 20.00 | 60.00 | 240.00 | One story frame duplex; approximately 1860 square feet; 4 rooms each apartment; 2 water closets; macadam paved; concrete curbs; no sidewalks; all utilities; Caucasian occupant; fair to poor condition. |
| 16 | 1252 W. Hancock St. | 2 - 3 Rms. | 50.00 | 600.00 | 8.33 | 25.00 | 100.00 | 300.00 | One story frame single family converted to duplex; 3 rooms each apartment; 1 bath; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupant; fair condition. |
| 17 | 280 Bridge Street | 2 | 4.00 | 48.00 | 2.00 | 4.00 | 24.00 | 48.00 | One story frame single family residence; approximately 392 square feet; no plumbing; macadam paved; concrete curbs; no sidewalks; all utilities available; Negro occupant; very poor condition. |
| 18 | 248 Bridge Street | 2 | 8.00 | 96.00 | 4.00 | 8.00 | 48.00 | 96.00 | One story frame single family residence; approximately 464 square feet; no bath; macadam paved; concrete curbs; no sidewalks; all utilities available; Negro occupant; poor condition. |
| 19 | 236 Bridge Street | 4 | 35.00 | 420.00 | 8.75 | 35.00 | 105.00 | 420.00 | One story frame single family residence; approximately 706 square feet; approximately 576 square feet in basement; 2 rooms up and 2 rooms in basement; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupant; fair condition. |
| 20 | 228 Bridge Street | 4 | 18.50 | 222.00 | 4.63 | 18.50 | 55.50 | 222.00 | One story frame single family residence; approximately 720 square feet; no bath; macadam paved; concrete curbs; no sidewalks; all utilities available; Negro occupant; fair to poor condition. |

TABULATION AND ANALYSIS OF COMMERCIAL AND WAREHOUSE SALES

| Location | Grantor Grantee | Date | Selling Price | Total Bldg. Area | Price Per □ Land & Bldg. | Land Value Estimate | Balance to Bldg. | Depreciated Price Per SF | Annual Income | G. R. M. | Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 274 Jackson St. | Baker Stephens | 10-1-63 | $27,500 | 8,400□ | $ 3.27 | $8,500 | $19,000 | 2.26 | - - | - - | Three story 12" brick and stucco hotel; steam heat; macadam paved; concrete curb and sidewalk; all utilities; Caucasian occupancy. Fair condition; purchase price of $30,000, including $2,500 for furniture. Lot size 40 x 70 |
| 101 College Ave. | Clement Varsity Realty Corp. | 8-4-64 | 300,000 | 27,357□ | 10.97 | 65,000 | 235,000 | 8.59 | $26,940 | 11.1 | Three-story 16" brick and stucco hotel; 57 rooms; twenty-seven 3-fixture baths; Seven 2-fixture baths; lower floor leased to retail establishments;macadam paved;granite curb; concrete sidewalk; all utilities; Caucasian occupancy; fair to good condition. Lot size: 114.1 x 114.3 x 98 x 43.6 x 26.1 x 70.2 |
| 1160 Prince Ave. | Abroms Griffeth | 8-16-63 | 35,000 | 2,209□ | 15.84 | 20,000 | 15,000 | 6.79 | 3,480 | 10.06 | One-story frame single family residence used for offices; approximately 1,274□ office area; 11 rooms; three 3-fixture baths; central gas heat; macadam paved, concrete curb and sidewalk; all utilities good condition. Lot size: 65 x 127 x 89 x 132 |
| 196 W. Washington Street | Gospel Pilgrim Society Campbell | 6-15-60 | 15,000 | 7,248□ | 2.07 | 5,500 | 9,500 | 1.31 | - - | - - | Two story and three story 16" brick office building; one 2-fixture bath; macadam paved; granite curb; concrete sidewalk; all utilities; fair to poor condition. Lot size: 24.2 x 112. |
| 432-434 East Broad Street | Trust Co. of Ga. For sale | Current | 105,000 | 36,784□ | 2.85 | 32,000 | 73,000 | 1.98 | 9,900 | 10.61 | Three-story brick store building; approximately 27,588□; full basement, approximately 9,196□. Lot size: 76.9 x 121 x 74.8 x 121. |
| Southeast corner Broad and Foundry Streets | Crawford, Woods, et al Shackelford | 9-9-61 | 31,500 | 16,864□ | 1.87 | 10,000 | 21,500 | 1.28 | 3,600 | 8.75 | One-story and two-story brick warehouse-hotel. Approximately 16,864□. Macadam paved; concrete sidewalk,granite curb. Lot size: 100.3 x 112.8 x 85 x 104. |
| 198 S. Hull St. | Trustee of Alpha Mu. Chapter of Pi Kappa Alpha Fraternity, Inc Christian College of Ga., Inc, | 7-13-61 | 30,000 | 6,034□ | 4.97 | 11,000 | 19,000 | 3.15 | 16,354 | 1.834 | Two-story brick stucco approximately 3470□ 1st floor; 2520□ 2nd floor; 15 rms. two 3-fixture, 1-five fixture bath; steam haat; good condition. Topography, level lot-macadam paved;concrete sidewalk; concrete curb; all utilities. Caucasian occupancy; Zoned B-2 business at time of Sale. Gross income reflects Boarding House operation |

Down on Map

TABULATION AND ANALYSIS OF COMMERCIAL AND WAREHOUSE SALES

| Item | Location | Grantor Grantee | Date | Selling Price | Total Bldg. Area | Price Per ⌗ Land & Bldg. | Land Value Estimate | Balance to Bldg. | Depreciated Price Per SF. | Annual Income | G. R. M. | Description |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 186 Broad St. | Griffin National Bank of Athens | 2-11-64 | $ 63,000 | 16,200⌗ | $ 3.89 | $ 24,500 | $38,500 | $ 2.38 | $8,040 | 7.84 | Two-story 16" brick store-apartment building; four 3-fixture and two 2-fixture baths; steam heat; macadam paved, concrete curb and sidewalk; all utilties; fair condition. Lot size 90.8 x 90.5 x 90.8 x 90.3. |
| 2 | 393 Findley | Grigsby Bishop | 10-1-62 | 22,500 | 2,116⌗ | 10.63 | 6,000 | 16,500 | 7.80 | 2,400 Est. Eco. | 9.38 | One-story 8" jumbo brick store-type building; approximately 840⌗ sales room and 1,276⌗ warehouse; one 2-fixture bath; macadam paved, concrete curb, no sidewalk; all utilities; Caucasian occupancy; very good condition. Lot size: 77 x 151 x 79 x 149.6. |
| 3 | 325 Washington | Carithers Tuck and Flemming | 4-27-60 | 13,000 | 1,284⌗ | 10.12 | 2,700 | 10,300 | 8.02 | 1,560 Est. Eco. | 8.33 | One-story 12" brick store; no plumbing; gas heat; macadam paved, concrete curb and sidewalk; all utilities; Caucasian occupancy; fair to good condition. Lot size: 50 x 27. |
| | 130 Fulton St. | Downs Motors, Inc. Thornton | 10-13-61 | 57,500 | 20,300⌗ | 2.83 | 21,000 | 36,500 | 1.80 | 6,825 Est. Eco. | 8.42 | One-story 16" brick warehouse; approximately 768⌗ office and 19,532⌗ warehouse; two 2-fixture baths; gas radiant heat; fully sprinklered; macadam paved, granite curb; no sidewalk; all utilities; fair condition; lot size: 114 x 145 x 171 x 155. |
| | 690 W. Broad | Spratlin Lay | 12-5-61 | 15,000 | 1,447⌗ | 10.37 | 5,000 | 10,000 | 6.91 | - - | - - | One-story brick and stucco service station - two-stall; three 2-fixture baths; gas radiant heat; macadam paved; concrete curb and sidewalk; all utilities; Caucasian occupancy; good condition. Lot size: 92 x 58 x 86 x 55. |
| | 600 Thomas St. | Montgomery Loef | 10-16-61 | 71,000 | 11,003⌗ | 6.45 | 26,000 | 45,000 | 4.09 | 6,000 | 11.8 | One-story 12" brick office display area and warehouse, approximately 10,005⌗; attached frame service garage 998⌗; two 2-fixture baths; gas overhead heat; macadam paved; concrete curb and sidewalk; all utilities; Caucasian occupancy; good condition. Lot Size: 125 x 278. |
| | 583 S. Harris St. | Farmer Bracket | 6-21-63 | 11,000 | 1,218⌗ | 9.03 | 5,000 | 6,000 | 4.93 | 1,200 Est. Eco. | 9.17 | One-story 8" concrete block coin-operated dry cleaners; two 2-fixture baths; eight dry cleaning machines; macadam paved; macadam curb; no sidewalk; all utilities; Caucasian occupancy; very good condition; lot size: 60 x 90. |

## TABULATION AND ANALYSIS OF TWO AND MULTI-FAMILY RESIDENTIAL SALES

| Item | Location | Grantor Grantee | Date | Selling Price | No. of Units | Price Per Unit | No. of Rooms | Price Per Room | Description |
|---|---|---|---|---|---|---|---|---|---|
| 9 | 804 and 808 Waddell Extn. | Russum | Current | $5,000 Asking | 4 | $1,250 | 8 | $ 625 | Two - one story frame duplexes; approximately 676 square feet; 2 2-room apartments and 1 water closet each; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. This property sold in October, 1964, for $5,000. |

TABULATION AND ANALYSIS OF TWO AND MULTI-FAMILY RESIDENTIAL SALES

| Item | Location | Grantor Grantee | Date | Selling Price | No. of Units | Price Per Unit | No. of Rooms | Price Per Room | Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1252 W. Hancock St. | Colclough Sheats | 2-17-64 | $5,100 | 2 | $2,550 | 6 | $ 850 | One story frame duplex; approximately 1,008 square feet; 3 rooms each side; 1 water closet; selling price $3,200 and cost to rehabilitate $1,900; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. Lot size: 50 x 75. |
| 2 | 192-4 Bryant St. | Looney Lake | 2-10-64 | 4,500 | 2 | 2,250 | 8 | 563 | One story frame duplex; approximately 1,860 square feet; 4 rooms each side; 2 water closets; macadam paved; concrete curb; no sidewalks; all utilities; Caucasian occupancy. Lot size: 132.4 x 102.5. |
| 3 | 568 N. Harris St. | Alston Durden | 2-6-64 | 8,500 | 3 | 2,833 | 11 | 773 | Two story frame multi-family residence; approximately 2,210 square feet down; 1,312 square feet up; 1 4-room; 1 3-room; 1 4-room apartments; 3 3-fixture baths; macadam paved; concrete curbs; no sidewalks; all utilities; Caucasian occupancy. Lot size: 60 x 170.3 x 60 x 170.3. |
| 4 | 210 Hall Street | Guest Hodgkinson | 9-20-62 | 3,795 | 2 | 1,898 | 4 | 948 | One story frame duplex and full basement; approximately 384 square feet up and 384 square feet down; 2 rooms up; 2 rooms down; 2 3-fixture baths; macadam paved; concrete curb; no sidewalks; all utilities; Caucasian occupancy. Lot size: 60.5 x 63 x 98 x 70. |
| 5 | 485 Meigs Street | Beck Farmer | 6-6-63 | 5,500 | 2 | 2,750 | 6 | 917 | One story frame duplex; approximately 1,438 square feet; 3 rooms each side; 2 3-fixture baths; macadam paved; granite curbs; granite sidewalks; all utilities; Caucasian occupancy. Lot size: 80 x 133. |
| 6 | 287 Atlanta Avenue | Stephens Barge | 7-6-62 | 2,660 | 2 | 1,330 | 6 | 443 | One story frame single family converted to duplex; approximately 1,290 square feet; 1 4-room and 1 2-room apartments; 1 3-fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. Lot size: 50 x 100. |
| 7 | 445 Meigs Street | Thornton Allen | 9-19-63 | 7,250 | | | 9 | 805 | Two story frame single family converted to multi-family use; approximately 2,382 square feet down; 1,632 square feet up; 2 2-room; 1 3-room; 2 1-room apartments; 2 3-fixture baths; macadam paved; concrete curbs; concrete sidewalks; all utilities; Caucasian occupancy. Lot size: 96 x 193 x 12 x 96 x 78 x 289. |
| 8 | 240 Juliouse Dr. | Meeks | Current | 5,800 Asking | 2 | 2,900 | 7 | 829 | One story frame duplex; approximately 1,554 square feet; 1 4-room and 1 3-room apartments; 1 3-fixture and 1 2-fixture bath; all utilities; Negro occupancy. |

TABULATION AND ANALYSIS OF SINGLE FAMILY RESIDENTIAL SALES

| Location | Grantor Grantee | Date | Selling Price | Lot Size | Land Value Estimate | Balance to Building | Adjusted Bldg. Area | Depreciated Per ⌑ Price | Price Per Rm. Land & Bldg. | Description |
|---|---|---|---|---|---|---|---|---|---|---|
| 737 Jackson St. | Fleeman Farris | 3-27-59 | $5,000 | 44 x 148 x 43 x 149 6,700 ⌑ | $1,100 | $3,900 | 1,475 ⌑ | $2.64 | $1,000.00 | One story frame single family residence used for multiple families; approximately 1309 ⌑; 5 rooms; 1-3 fixture bath; macadam paved; concrete sidewalks; granite curbs; all utilities; Caucasian occupancy. |
| 141 Madison Ave. | Mitchell Stephens | 3-13-61 | 4,000 | 70 x 75 5,250 ⌑ | 1,400 | 2,600 | 1,484 ⌑ | 1.75 | 800.00 | One story frame single family residence; approximately 1400 ⌑; 5 rooms; 1-3 fixture bath; macadam paved; no sidewalks; granite curbs; all utilities; Caucasian occupancy. |
| 665 Jackson St. | Barnett Tr.Central Baptist Church | 4-23-59 | 13,000 | 62 x 152 9,700 ⌑ | 1,575 | 11,425 | 2,214 ⌑ | 5.16 | 1,625.00 | One story frame single family residence converted to duplex; 2120 ⌑; 8 rooms; 2-3 fixture baths; structure remodeled substantially after sale; macadam paved; concrete sidewalks; granite curbs; all utilities; Caucasian occupancy. |
| 420 Findley | Tucker Hutchins, Cox & Stroud | 10-17-59 | 2,000 | 52 x 174 x 52 x 173 9,022 ⌑ | 650 | 1,350 | 840 ⌑ | 1.61 | 666.66 | One story frame with asphalt siding single family residence; approximately 752 ⌑; 3 rooms; 1 water closet; since sale building has been razed; macadam paved; concrete sidewalks; concrete curbs; all utilities; Negro occupancy. |
| 420 Findley | Hutchins, Cox & Stroud Regents of U System ofGa. | 8-10-60 | 2,150 | 52 x 174 x 52 x 173 9,022 ⌑ | 650 | 1,500 | 840 ⌑ | 1.78 | 716.66 | Same as above. |
| 546 College Ave. | Matthews Alewine | 4-8-60 | 10,000 | 50 x 109.5 5,450 ⌑ | 1,375 | 8,625 | 1,789 ⌑ | 4,82 | 1,428.00 | Two story heavy composition panel single family residence; approximately 1058 ⌑ down; 1018 ⌑ up; 7 rooms; 1-3 fixture bath; macadam paved; concrete sidewalks; granite curbs; all utilities. |

TABULATION AND ANALYSIS OF SINGLE FAMILY RESIDENTIAL SALES

| Item | Location | Grantor / Grantee | Date | Selling Price | Lot Size | Depreciated Building Price by Abstraction: Land Value Estimate | Balance to Building | Adjusted Bldg. Area | Depreciated Per ⌑ Price | Price Per Rm. Land & Bldg. | Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 43 | 817 Waddell Extn. | Tuck<br>Beck | 2-20-64 | $4,000 | 70 x 198 x 62 x 198<br>14,652 ⌑ | $1,400 | $2,600 | 1,102 ⌑ | $ 2.36 | $1,000.00 | One story composition roll single family residence; approximately 1030 ⌑; 4 rooms; 1 water closet; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. |
| 44 | 145 Royal Court | Leathers<br>James | 12-17-63 | 7,000 | 67.4 x 100.4 x 55.5 x 100.4<br>6,164 ⌑ | 1,000 | 6,000 | 730 ⌑ | 8.22 | 1,400.00 | One story frame single family residence; approximately 720 ⌑; 5 rooms; 1-3 fixture bath; 2 wall gas heaters; macadam paved; no sidewalks. |
| 45 | 155 Royal Court | Leathers<br>Ranson | 12-31-63 | 7,000 | 60 x 100.3<br>6,018 ⌑ | 1,000 | 6,000 | 730 ⌑ | 8.22 | 1,400.00 | One story frame single family residence; approximately 720 ⌑; 5 rooms; 1-3 fixture bath; 2 wall gas heaters; macadam paved; no sidewalks. |
| 46 | 130 Royal Court | Leathers<br>Odom | 5-28-63 | 7,000 | 60 x 111.6<br>6,696 ⌑ | 1,000 | 6,000 | 730 ⌑ | 8.22 | 1,400.00 | One story frame single family residence; approximately 720 ⌑; 1-3 fixture bath; 5 rooms; 2 wall gas heaters; macadam paved; no sidewalks. |
| 47 | 175 Glenhaven | Mason<br>Clark | 4-1964 | 7,300 | 50 x 150<br>7,500 ⌑ | 1,000 | 6,300 | 903 ⌑ | 6.98 | 1,460.00 | One story frame single family residence; approximately 891 ⌑; 5 rooms; 1-3 fixture bath; gas radiant heat; macadam paved; no sidewalks; concrete curbs; all utilities. |
| 48 | 536 College Ave. | Matthews<br>Alewine | 2-27-61 | 8,500 | 45 x 70<br>3,150 ⌑ | 950 | 7,550 | 2,031 ⌑ | 3.72 | 1,062.50 | Two story frame single family residence; approximately 1120⌑ down; 960⌑ up; 1-3 fixture bath up and 1-2 fixture bath down; 8 rooms; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| 49 | 880 College Ave. | Hailey<br>Fortson | 6-20-64 | 8,000 | 56 x 100<br>5,600 ⌑ | 1,950 | 6,050 | 1,992 ⌑ | 3.04 | 1,333.33 | One story frame single family residence; approximately 1872 ⌑; 6 rooms; 1-2 fixture bath; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| 50 | 336 Hoyt St. | Alewine<br>Autrey | 8-16-57 | 2,750 | 45 x 75<br>3,600 ⌑ | 800 | 1,950 | 1,176 ⌑ | 1.66 | 688.00 | One story frame single family residence; approximately 1132 ⌑; 4 rooms; 1-2 fixture bath; macadam paved; no sidewalks; granite curbs; all utilities. |

TABULATION AND ANALYSIS OF SINGLE FAMILY RESIDENTIAL SALES

| Item | Location | Grantor Grantee | Date | Selling Price | Lot Size | Depreciated Building Price by Abstraction: Land Value Estimate | Balance to Building | Adjusted Bldg. Area | Depreciated Per ⌑ Price | Price Per Rm. Land & Bldg. | Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 35 | 725 Pulaski St. | Hodgson Tuck Brown Investment Company | 6-1-62 | $ 2,300 | 40 x 179.5 x 50 x 179.5 8,078 ⌑ | $ 800 | $1,500 | 1,083 ⌑ | $ 1.38 | $ 575.00 | One story frame single family residence; approximately 860 ⌑; 4 rooms; 1-3 fixture bath; macadam paved; no sidewalks; concrete curbs; all utilities; Caucasian occupancy. |
| 36 | 831 S. Church St. | Ford Ridgeway | 12-30-63 | 7,380 | 80 x 88 x 64 x 143 7,500 ⌑ | 2,000 | 5,380 | 658 ⌑ | 8.17 | 1,845.00 | One story frame single family residence; approximately 616 ⌑; 4 rooms; 1-3 fixture bath; tile floor and wainscot; macadam paved; no sidewalks; concrete curb; all utilities; Caucasian occupancy. |
| 37 | 185 Hall Street | Hanley Bell | 1-24-64 | 9,477 | 75 x 131 x 70 x 132 9,534 ⌑ | 2,500 | 6,977 | 1,611 ⌑ | 4.33 | 1,354.00 | One and one-half story single family residence; approximately 1161⌑ first floor; 500 ⌑ (Estimated) second floor; 5 rooms down, 2 rooms up; 1-3 fixture bath; macadam paved; curbs; Caucasian occupancy. |
| 38 | 543 Meigs St. | Deaver Hanforn & Stewart Bates | 11-27-63 | 8,000 | 65 x 151 x 65 x 152 9,847 ⌑ | 1,650 | 6,350 | 2,569 ⌑ | 2.47 | 800.00 | One and one-half story frame single family residence; approximately 1904 ⌑ down; 750 ⌑ (Estimated) up; 4 rooms up; 6 rooms down; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Caucasian occupancy. |
| 39 | 375 Billups | Smith Smith | 10-5-64 | 2,400 | 54.5 x 50 x 54.5 x 50 2,725 ⌑ | 800 | 1,600 | 1,070 ⌑ | 1.50 | 600.00 | One story frame single family residence; approximately 1024 ⌑; 4 rooms; 1 water closet; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. |
| 40 | 287 Atlanta Ave. | Stephens Barge | 7-6-62 | 2,660 | 50 x 100 5,000 ⌑ | 1,000 | 1,660 | 1,400 ⌑ | 1.19 | 443.00 | One story frame single family residence; approximately 1290 ⌑; 6 rooms; 1-3 fixture bath; used as 2-family; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. |
| 41 | 252 Hall Street | Griffith Wade | 1-18-62 | 10,500 | 70 x 143.5 x 83 x 180 12,374 ⌑ | 1,400 | 9,100 | 880 ⌑ | 10.34 | 2,100.00 | One story frame & concrete block single family residence; approximately 829 ⌑; 5 rooms; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities. |
| 42 | 267 Plaza | Tillman Co. Browning | 5-17-62 | 5,000 | 50 x 150 7,500 ⌑ | 1,000 | 4,000 | 828 ⌑ | 4.83 | 1,000.00 | One story frame single family residence; approximately 816 ⌑; 5 rooms; 1-3 fixture bath; macadam paved; concrete curb; no sidewalks; all utilities; Negro occupancy. |

TABULATION AND ANALYSIS OF SINGLE FAMILY RESIDENTIAL SALES

| Location | Grantor Grantee | Date | Selling Price | Lot Size | Depreciated Building Price by Abstraction: Land Value Estimate | Balance to Bldg. | Adjusted Bldg. Area | Depreciated Per ⌑ Price | Price Per Rm. Land and Bldg. | Description |
|---|---|---|---|---|---|---|---|---|---|---|
| 149 Mitchell St. | Edwards Osborne | 2-19-64 | $ 4,200 | 62 x 254.3 15,767 ⌑ | $ 1,250 | $ 2,950 | 940 ⌑ | $ 3.14 | $ 840.00 | One-story frame single family residence; approximately 900 ⌑; five rooms; one 3-fixture bath. Macadam paved, granite curb, concrete sidewalk, all utilities. Caucasian occupancy. |
| 347 N. Church St | Gunn Stiles | 12-6-63 | 6,250 | 60 x 193 x 12 x 96 x 48 x 289 16,188 ⌑ | 1,800 | 4,450 | 1,019 ⌑ | 4.37 | 1,250.00 | One-story stone granite single family residence; approximately 956 ⌑; five rooms; one 3-fixture bath. 288 ⌑ garage with stone granite walls and dirt floor. One-story stone granite single family residence; approximately 904 ⌑; four rooms, one 3-fixture bath. Macadam paved, concrete sidewalk, concrete curb, all utilities. Caucasian occupancy. NOTE: 32 A and 32 B sold as one transaction for $11,500.00. Lot size: 98 x 121 x 96 x 121. |
| 3[illegible] N. Church St. | Gunn Stiles | 12-6-63 | 5,250 | 36 x 289 10,404 ⌑ | 1,100 | 4,150 | 949 ⌑ | 4.37 | 1,312.00 | |
| 227 Plaza | Tillman Co. Inc. Banston | 11-1-61 | 10,500 | 50 x 150 7,500 ⌑ | 1,000 | 9,500 | 932 ⌑ | 10.19 | 2,100.00 | One-story brick single family residence; approximately 912 ⌑; five rooms; one 3-fixture bath, tile floor. Macadam paved, concrete curb, no sidewalk. All utilities. Negro occupancy. |
| 857 Meigs St. | Morton Sheets | 7-31-62 | 3,000 | 73.4 x 200 x 73.4 x 186 14,166 ⌑ | 1,500 | 1,500 | 672 ⌑ | 2.23 | 750.00 | One-story frame single family residence; approximately 672 ⌑; four rooms; 2-fix.bath. One room 160 ⌑. Porches and brick veneer added after sale. Macadam paved, concrete sidewalk, concrete curb, all utilities. Negro occupancy. |

TABULATION AND ANALYSIS OF SINGLE FAMILY RESIDENTIAL SALES

| Location | Grantor Grantee | Date | Selling Price | Lot Size | Depreciated Building Price by Abstraction: Land Value Estimate | Balance to Bldg. | Adjusted Bldg. Area | Depreciated Per □ Price | Price Per Rm. Land and Bldg. | Description |
|---|---|---|---|---|---|---|---|---|---|---|
| 380 Price Ave. | Doster Hayes | 8-15-61 | $10,200 | 82 x 203 x 83 x 238 18,200 □ | $ 1,650 | $8,550 | 948 □ | $ 9.02 | $1,700.00 | One-story asbestos shingle single family residence; approximately 916 □; six rooms; one 3-fixture bath; 2-car wood frame detached garage. Macadam paved, granite curb, no sidewalk, all utilities. Caucasian occupancy. |
| 520 King Ave. | Laster Welch | 7-21-62 | 10,900 | 75 x 200 15,000 □ | 1,500 | 9,400 | 792 □ | 1.19 | 2,180.00 | One-story frame single family residence; approximately 720 □; five rooms; one 3-fixture bath; 2-car carporte. Macadam paved, concrete curbs, no sidewalk, all utilities. Caucasian occupancy. |
| 166 Hart Ave. | McDaniel Kennedy | 4-16-63 | 12,000 | 75 x 148 11,100 □ | 1,500 | 10,500 | 920 □ | 1.14 | 3,000.00 | One-story frame single family residence; approximately 798 □; four rooms; one 3-fixture bath; 2-car carporte. Macadam paved, concrete curb, no sidewalk, all utilities. Caucasian occupancy. |
| 228 Henderson Avenue | Clark Warren | 5-30-63 | 16,000 | 80 x 160.6 x 83 x 166 13,309 □ | 2,400 | 13,600 | 2,328 □ | 5.84 | 2,000.00 | One-story frame single family residence; approximately 2,164 □; 8 rooms; two 3-fixture baths. Macadam paved, concrete curb, concrete sidewalk, all utilities. Caucasian occupancy. |
| 1350 Boulevard Ext. | Brooks Streetman | 9-7-60 | 6,000 | 75 x 195.5 x 75 x 206.5 15,075 □ | 1,500 | 4,500 | 620 □ | 7.26 | 1,500.00 | One-story frame single family residence; approximately 560 □; four rooms; one 3-fixture bath. Macadam paved, no curb or sidewalk, all utilities. Caucasian occupancy. |
| 190 Hall Street | Dudley Farmer, Jr. | 9-18-61 | 6,100 | 50 x 155.8 x 50 x 158.9 7,867 □ | 1,000 | 5,100 | 1,150 □ | 4.43 | 1,220.00 | One-story frame stucco single family residence; approximately 1,060 □; five rooms; one 3-fixture bath. Macadam paved, concrete curb, no sidewalk, all utilities. Caucasian occupancy. |
| 284 Savannah St. | Williams Hector, Sr. | 1-25-62 | 4,300 | 50 x 100 5,000 □ | 1,000 | 3,300 | 886 □ | 3.72 | 1,075.00 | One-story frame single family residence; approximately 836 □; four rooms; one 3-fixture bath. Macadam paved, macadam curb, no sidewalk, all utilities. Negro occupancy. |

## TABULATION AND ANALYSIS OF SINGLE FAMILY RESIDENTIAL SALES

| em | Location | Grantor Grantee | Date | Selling Price | Lot Size | Depreciated Building Price by Abstraction: Land Value Estimate | Balance to Bldg. | Adjusted Bldg. Area | Depreciated Per □ Price | Price Per Rm. Land and Bldg. | Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | 267 Harris St. | Allen Meeks | 7-10-62 | $ 6,000 | 90 x 168 x 88 x 164 14,776 □ | $ 1,800 | $ 4,200 | 1,203 □ | $ 3.49 | $ 1,200.00 | One-story frame single family residence; approximately 1,101 □; five rooms; one 3-fixture bath. Macadam paved, concrete curb, no sidewalk, all utilities. Caucasian occupancy. |
| 8 | 168 N. Pope St. | Spratlin Wofford | 5-7-62 | 2,500 | 72 x 140 67 x 140 9,730 □ | 1,450 | 1,050 | 1,118 □ | .94 | 500.00 | One-story frame single family residence; approximately 1,012 □; five rooms; no bath. Macadam paved, granite curb, no sidewalk, all utilities. Negro occupancy. |
| 19 | 1052 Reese St. | Price Thompson | 5-15-61 | 3,400 | 48.7 x 172.4 8,396 □ | 1,000 | 2,400 | 1,494 □ | 1.61 | 680.00 | One-story frame single family residence; approximately 1,376 □; five rooms; one 3-fixture bath; finished attic; macadam paved, concrete curb, no sidewalk, all utilities. Negro occupancy. |
| 20 | 1072 Reese St. | Bentley Roberson | 3-14-60 | 5,000 | 45 x 176 x 45 x 176.4 7,929 □ | 900 | 4,100 | 1,242 | 3.30 | 1,000.00 | One-story frame single family residence; approximately 1,164 □; five rooms; one 3-fixture bath. Macadam paved, concrete curb, concrete sidewalk; all utilities. Negro occupancy. |
| 21 | 825 W. Hancock | Thompson Hanson | 10-19-61 | 7,000 | 56.2 x 132 x 48.5 x 132.5 6,922 □ | 1,100 | 5,900 | 1,028 □ | 5.74 | 1,750.00 | One-story frame single family residence; approximately 820 □; four rooms; one 3-fixture bath. Macadam paved, concrete curb, brick sidewalk, all utilities. Caucasian occupancy. |
| 22 | 170 Park Ave. | Tate Carroll | 3-3-64 | 9,000 | 86 x 165 14,190 □ | 2,700 | 6,300 | 1,585 □ | 3.97 | 1,285.71 | One-story frame single family residence; approximately 1,312 □; seven rooms; one 3-fixture bath. Now being used as office. Adjoins commercial property. Macadam paved; granite curb, no sidewalk, all utilities. Caucasian occupancy. |
| 23 | 225 Hillcrest | Brooks Brooks | 2-21-64 | 5,000 | 100 x 107 10,700 □ | 2,500 | 2,500 | 1,161 □ | 2.15 | 833.33 | One-story frame single family residence; approximately 1,085 □; six rooms; one 3-fixture bath. One-story storage building; approximately 540 □; one room, no plumbing. Macadam paved, concrete curb, concrete sidewalk; all utilities. Caucasian occupancy. |

TABULATION AND ANALYSIS OF SINGLE FAMILY RESIDENTIAL SALES

| Item | Location | Grantor Grantee | Date | Selling Price | Lot Size | Depreciated Building Price by Abstraction: Land Value Estimate | Balance to Bldg. | Adjusted Bldg. Area | Depreciated Per ⌗ Price | Price Per Rm. Land and Bldg. | Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 640 Meigs St. | Fleck<br>Postero | 2-8-62 | $ 11,000 | 50 x 105<br>5,250 ⌗ | $ 1,000 | $ 10,000 | 2,126 ⌗ | $ 4.70 | $ 1,222.22 | Two-story single family residence; approximately 1,378 ⌗ down; 1,248 ⌗ up; 9 rooms; two 3-fixture baths. Macadam paved, concrete curb, concrete sidewalk; |
| 10 | 247 Franklin Street | Towns<br>McGlamery | 11-24-62 | 8,000 | 65 x 125<br>8,125 ⌗ | 1,300 | 6,700 | 2,172 ⌗ | 3.08 | 800.00 | One and one-half story frame single family residence; approximately 1,588 ⌗ down and 1,088 ⌗ up; 10 rooms; one 3-fixture bath. Macadam paved, concrete curb, concrete sidewalk, all utilities. Caucasian occupancy. |
| 11 | 1045 West Hancock | Morton<br>Tucker | 8-17-60 | 4,000 | 53 x 194<br>10,282 ⌗ | 1,100 | 2,900 | 1,679 ⌗ | 1.73 | 800.00 | One-story frame single family residence; approximately 1,624 ⌗; five rooms; one 3-fixture bath. Macadam paved, concrete curb, concrete sidewalk, all utilities. Negro occupancy. |
| 12 | 882 Reese St. | Ball<br>Johnson | 12-31-62 | 3,500 | 49.8 x 60<br>2,988 ⌗ | 550 | 2,950 | 937 ⌗ | 3.15 | 875.00 | One-story asbestos shingle single family residence; approximately 808 ⌗; four rooms; one 3-fixture bath. Macadam paved, granite curb, no sidewalk, all utilities. Negro occupancy. |
| 13 | 213 Chase St. | Lyons, Jr.<br>Alexander | 5-7-62 | 4,000 | 50 x 135<br>6,750 ⌗ | 1,000 | 3,000 | 2,128 ⌗ | 1.41 | 571.43 | Two-story frame single family residence; approximately 1,612 ⌗ down and 1,080 ⌗ up; seven rooms; one 3-fixture bath; Macadam paved; concrete curb, no sidewalk, all utilities. Negro occupancy. |
| 14 | 620 Reese St. | Benson<br>Still | 2-28-64 | 6,500 | 50 x 153<br>7,650 ⌗ | 1,500 | 5,000 | 1,980 ⌗ | 2.52 | 1,083.33 | One-story frame single family residence; approximately 1,880 ⌗; six rooms; one 3-fixture bath. Macadam paved, concrete curb, no sidewalk, all utilities. Cauc. occupancy. |
| 15 | 640 Reese St. | Benson<br>Still | 2-28-64 | 6,000 | 50± x 153<br>7,650 ⌗ | 1,500 | 4,500 | 1,542 ⌗ | 2.92 | 1,200.00 | One-story frame single family residence; approximately 1,640 ⌗; five rooms; one 3-fixture bath. Macadam paved, concrete curb, no sidewalk, all utilities. Cauca occupancy. |
| 16 | 360 Church Street | Tuck<br>Coile | 1-28-64 | 4,750 | 47 x 146 x<br>47 x 148<br>6,909 ⌗ | 1,400 | 3,350 | 1,088 ⌗ | 3.08 | 950.00 | One-story frame single family residence; approximately 1,008 ⌗; five rooms; one 3-fixture bath. Macadam paved, concrete curb, concrete sidewalk, all utilities. Caucasian occupancy. |

| Item | Location | Grantor Grantee | Date | Selling Price | Lot Size | Depreciated Building Price by Abstraction: Land Value Estimate | Balance to Building | Adjusted Bldg. Area | Depreciated Per ⌑ Price | Price Per Rm. Land & Bldg. | Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 666 Pulaski St. | Sosebee Leathers | 2-1964 | $ 5,500 | 60 x 60 3,600 ⌑ | $ 1,000 | $ 4,500 | 975 ⌑ | $ 4.62 | $1110.00 | One story frame single family residence; approximately 850 ⌑; 5 rooms; 1-3 fixture bath; macadam paved; granite curbs; no sidewalks; all utilities; Caucasian occupancy. |
| 2 | 542 Pulaski St. | Guest Stiles | 3-7-61 | 4,500 | 55 x 240 x 28 x 140 x 42 x 111 12,935 ⌑ | 1,100 | 3,400 | 1,665 ⌑ | 2.04 | 750.00 | One story frame single family residence; approximately 1600 ⌑; 6 rooms; 1-3 fixture bath; macadam paved; granite curb; no sidewalks; all utilities; Caucasian occupancy. |
| 3 | 767 Pulaski St. | Smart Durden | 3-27-61 | 3,750 | 80 x 153 12,240 ⌑ | 1,600 | 2,150 | 1,778 ⌑ | 1.21 | 750.00 | One story frame single family residence; approximately 1,648 ⌑; 5 rooms; 1-3 fixture bath; macadam paved; concrete curbs; no sidewalks; all utilities; Caucasian occupancy. |
| 4 | 650 W. Hancock | Owens Jordan | 7-9-62 | 3,000 | 50 x 96 4,800 ⌑ | 1,000 | 2,000 | 1,501 ⌑ | 1.33 | 600.00 | One story frame single family residence; approximately 1402 ⌑; 5 rooms; 1-3 fixture bath; macadam paved; concrete curbs; brick sidewalks; all utilities; Negro occupancy. |
| 5 | 348 N. Church | Baker Coleman | 8-29-59 | 9,250 | 55 x 200 x 55 x 207 11,193 ⌑ | 1,100 | 8,150 | 1,860 ⌑ | 4.38 | 925.00 | Two story single family residence; approximately 1216 ⌑ down; 896 ⌑ up; 10 rooms; 2-3 fixture baths; macadam paved; concrete curbs; concrete sidewalks; all utilities; Caucasian occupancy. |
| 6 | 820 Reese Street | Stribling Smith | 10-29-63 | 1,575 | 50 x 60 3,000 ⌑ | 825 | 750 | 868 ⌑ | .86 | 525.00 | One story frame single family residence; approximately 798 ⌑; 3 rooms; 1 water closet; macadam paved; concrete curbs; no sidewalks; all utilities; Negro occupancy. |
| 7 | 794 Hancock Ave. | Benson Steward | 3-14-61 | 6,000 | 67 x 167 11,189 ⌑ | 1,350 | 4,650 | 2,276 ⌑ | 2.04 | 857.14 | One story frame single family residence; approximately 2026 ⌑; 7 rooms; 1-3 fixture bath and 1-2 fixture bath; macadam paved; concrete curbs; brick sidewalks; all utilities; Caucasian occupancy. |
| 8 | 557 Meigs St. | Mathews Stiles | 5-1-61 | 7,500 | 62 x 160 9,920 ⌑ | 1,250 | 6,250 | 1,947 ⌑ | 3.21 | 1,250.00 | One story frame single family residence; approximately 1772 ⌑; 6 rooms; 1-3 fixture bath; macadam paved; concrete curb; no sidewalks; all utilities; Caucasian occupancy. |

# TABULATION AND ANALYSIS OF COMMERCIAL VACANT LAND SALES

| Item | Location | Grantor Grantee | Date | Selling Price | Lot Size | Price Per Square Ft. | Price Per Front Ft. | Description |
|---|---|---|---|---|---|---|---|---|
| 23 | SE corner White and Hull Streets | Benson Motel Enterprises, Inc. | 11-30-59 | $45,000 | 207 x 170 x 57 x 67 x 200 x 90 x 95 x 194 55,85 ф | $ .805 | $217.39 | Frontage on three streets; 209' on White, 389' on Hull and 90' on Wray St.; part of Holiday Inn Motel within 1 block of City Central Business District. Note: Grantor is Secty. of Corporation. Zoned B-1 and B-2. |
| 24 | SE corner Harris and Baxter Streets | Dial Texaco, Inc. | 3-3-62 | 33,500 | 90 x 15 x 92 x 15 10,46 ф | 3.20 | 372.22 | Good location; 2 parcels assembled for Texaco site. (See sale below). Zoned B-1. |
| 24-a | 597 Baxter St. | Cox Texaco, Inc. | 3-3-62 | 22,500 | 106 x 175 18,55 ф | 1.21 | 212.26 | Same as above |
| | Composite - | | | 56,000 | 29,05 ф | 1.93 | 285.71 | |
| 25 | 1085-1095 Prince Ave. | Thomas American Oil Company | 2-2-61 | 55,000 | 175 x 200 x 60 x 95 x 115 x 295 45,925 ф | 1.19 | 314.29 | Good location; major thoroughfare; macadam paved; concrete sidewalks; concrete curbs; all utilities. |
| 26 | SW corner Baxter and Bloomfield Sts. | Griffith & Thomas American Oil Company | 1961 | 52,000 | 194 x 125 24,250 ф | 2.14 | 268.00 | Good location; major thoroughfare; macadam paved; concrete sidewalks; concrete curbs; all utilities. |
| 27 | 723 Baxter St. | Thomas Humble Oil Company | 7-15-63 | 30,000 | 180.70 x 90 x 170.7 x 93.81 16,146 ф | 1.86 | 166.02 | Good location; major thoroughfare; concrete paved; concrete sidewalks; concrete curbs; all utilities. |
| 28 | NE corner of Thomas and Hancock Streets | Slaughter Johnson | 2-1964 | 35,000 | 60 x 80 4,800 ф | 7.29 | 583.33 | Topography level; service station site; old service station on property at time of sale, approximately 300 square feet; basic land sale; all tanks owned by grantee before and after; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| 29* | 393 N. Foundry | L.L.Culberton Paul R. Griggsby | 11-8-60 | 6,000 | 77 x 151 x 79 x 149.6 11,403 ф | .53 | 779.92 | Topography - level lot, slopes gently to rear. Good location. Macadam paved. No sidewalks; concrete curb; concrete gutter. All utilities. |

* Not shown on map

# TABULATION AND ANALYSIS OF COMMERCIAL VACANT LAND SALES

| Item | Location | Grantor<br>Grantee | Date | Selling Price | Lot Size | Price Per Square Ft. | Price Per Front Ft. | Description |
|---|---|---|---|---|---|---|---|---|
| 11 | S/side Baxter St. | Gibson<br>Jones | 6-13-62 | $27,000 | 107 x 175 x<br>103 x 175<br>18,375 ± | $1.47 | $252.34 | Good commercial lot; macadam paved; curbs; all utilities; zoned B-1. |
| 12 | W/side College Ave. 65' S of Dougherty | Edwards<br>Presbyterian Church of Athens | 12-31-63 | 35,000 | 79.7 x 132.8 x<br>82 x 131.3<br>10,679 ± | 3.28 | 439.15 | Topography level; slopes gently to the north; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| 3 | SE corner Dougherty and College Streets | Boley<br>Forrest Heights Development | 8-3-63 | 20,000 | 70 x 130 x<br>70 x 128.8<br>9,170 ± | 2.18 | 285.71 | Topography level at street; rises gently to the rear; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| 4 | 243 Hancock St. (E.) | Sledge<br>Hutchins, Cox & Stroud, Inc. | 5-15-62 | 17,500 | 73 x 117 x<br>52 x 110<br>7,094 ± | 2.47 | 239.73 | Topography level at street; slopes downward to the north; macadam paved; concrete sidewalks; concrete curbs; all utilities. |
| 5 | N/side E. Hancock St. 70' W of Jackson St. | Autopark, Inc.<br>Hutchins, Cox & Stroud, Inc. | 3-29-62 | 18,000 | 70 x 110<br>7,700 ± | 2.34 | 257.14 | Topography level at street; slopes downward to the north; macadam paved; concrete sidewalks; concrete curbs; all utilities. |
| | 225 S. Milledge Ave. | DuBose<br>DuBose, Thompson, Bannister & Hodgson | 7-12-63 | 36,000 | 308 x 190.3 x<br>40 x 70 x<br>266.9 x 118.4<br>37,519 ± | .96 | 116.88 | Topography level at street; macadam paved; curbs; all utilities; new Medical Arts Building constructed after sale. |
| | 489 N. Milledge Ave. | Compton Otis Baker<br>Porterfield | 5-9-63 | 26,500 | 128 x 186 x<br>128 x 186.5<br>23,872 ± | 1.11 | 207.03 | Two story single family residence razed; sale basically land; level topography; macadam paved; all utilities. |
| | SW corner Rutherford and S. Milledge Ave. | Jones Estate<br>Southland Life Insurance Co. | 6-28-63 | 22,500 | 100.2 x 174.6 x<br>102.1 x 175.4<br>17,676 ± | 1.27 | 225.00 | Topography level; new building under construction; all utilities. |
| | 612 Jackson Street | Chelves<br>Griffith | 3-19-62 | 15,400 | 69.8 x 140 x<br>68.9 x 140<br>9,709 ± | 1.59 | 220.63 | Topography level; corner lot; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| | 1135 Prince Street | Mathis<br>Jones | 4-21-64 | 26,500 | 71.3 x 208.7 x<br>74 x 223.7<br>15,282 ± | 1.73 | 371.66 | Topography level; macadam paved; concrete sidewalks; granite curbs; all utilities; new Gulf Life building constructed after sale. |
| | S/side Baxter St. 400' W of Rock Springs | Thurmond<br>Jones | 12-5-62 | 32,500 | 100 x 200<br>20,000 ± | 1.625 | 325.00 | Baxter Street major thoroughfare; all utilities; macadam paved. |
| | N/side Wray St., 90' E of Hull Street | Brown<br>Motel Enterprises, Inc. | 8-15-60 | 50,000 | 120 x 200 x<br>67 x 57 x 126<br>x 90<br>25,376 ± | 1.97 | 416.67 | Part of Holiday Inn Motel within 1 block of City Central Business District; Zoned B-1. |

## ANALYSIS OF COMMERCIAL VACANT LAND SALES

| Item | Location | Grantor Grantee | Date | Selling Price | Lot Size | Price Per Square Ft. | Price Per Front Ft. | Description |
|---|---|---|---|---|---|---|---|---|
| 1 | S/side Dougherty St. 225' E of Hull | Patrick Ivy | 9-1962 | $20,000 | 53 x 84 4,452 ф | $4.49 | $377.36 | Topography of lot is level; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| 2 | 1001 Prince Ave. | Delta Upsilon Chap. of KK Gamma Soriety Ga. Power Co. | 10-17-61 | 60,000 | 224.5 x 108.4 x 164 x 47 x 87 x 293 x 197.8 65,663 ф | .91 | 267.26 | Topography level at street; rises gently to rear; macadam paved; concrete sidewalks; granite curbs; all utilities; thoroughfare. |
| 3 | 227 N. Dougherty | Chick Patterson | 6-22-60 | 11,000 | 84 x 100 8,400 ф | 1.31 | 130.95 | Topography level; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| 4 | 620 W. Broad St. | Simmons Pharr and Groover | 2-1960 | 6,700 | 65 x 108 7,020 ф | .95 | 103.08 | Topography level at street; drops sharply to rear; macadam paved; concrete sidewalks; concrete curbs; all utilities. |
| 5 | N/side Prince Ave. 176' N of Pulaski | Wright and Newton Hallinon | 12-20-62 | 75,000 | 198 x 311.5 x 10 x 15 x 82 x 262 x 186 x 134 x 253 94,773 ф | .79 | 378.79 | Topography level at street; rises to rear; macadam paved; concrete sidewalks; granite curbs; all utilities; major thoroughfare. |
| 6 | 298 Prince Avenue | Bloomfield Peoples Auto Loan & Finance | 5-10-64 | 21,000 | 88x 237.5 x 80.4 x 249 20,482 ф | 1.03 | 238.64 | Topography level; macadam paved; concrete sidewalks; granite curbs; all utilities; major thoroughfare. |
| 7 | NE corner Findley and Reese St. | Rowe Warehouse Fertilizer Co. Key to America, Incorporated | 2-2-60 | 88,000 | 390.8 x 212.3 x 392.7 x 212.3 83,169 ф | 1.06 | 225.18 | Topography level; corner lot; macadam paved; concrete sidewalks; concrete curbs; all utilities. |
| 8 | NE corner Lumpkin and Hancock Sts. | Gerdine Athens Federal Sav. & Loan | 8-18-55 | 53,333 | 138.7 x 154.7, x 112.25 x 50 x 25 x 103.15 19,919 ф ± | | | Topography two to three feet above street elevation; level; macadam paved; concrete sidewalks; granite curbs; all utilities. |
| 8-a | NE corner Lumpkin and Hancock Sts. | Gerdine Athens Federal Sav. & Loan | 8-11-55 | 26,666 | Same | | | Same property as above |
| | Composite - | | | 80,000 | | 4.02 | 576.78 | |
| 9 | N/side Baxter St. 378' W of Church St. | Stiles Allen | 12-30-60 | 8,000 | 64 x 167 10,688 ф | .75 | 125.00 | Purchased by adjoining property owner for parking; macadam paved; curbs; all utilities; zoned B-1. |
| 10 | SE corner of Baxter and Bloomfield Sts. | Griffith American Oil | 4-15-61 | 52,000 | 194 x 125 24,250 ф | 2.14 | 268.04 | Service station site; macadam paved; curbs; all utilities; zoned B-1. |

TABULATION AND ANALYSIS OF MULTI-FAMILY LAND SALES

| Item | Location | Grantor Grantee | Date | Selling Price | Lot Size | Price Per Square Ft. | Price Per Front Ft. | Price Per Unit | Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 433 S. Church St. | Woods Mayes | 6-23-62 | $ 7,000 | 87 x 200 x 69.5 x 198 15,522 ± | $0.451 | $80.46 | $ 700.00 | Approximately 160 feet from Baxter Street; topography slopes to east; 10 apartment units constructed; macadam paved; concrete curbs; all utilities; zoned R-4. |
| 2 | E/side Bloomfield Street, 125' S of Baxter Street | Griffith Slaughter | 7-1962 | 6,600 | 66 x 194 x 73 x 105 x 89 13,749 ± | 0.48 | 100.00 | 825.00 | Level topography; 8 apartment units constructed; macadam paved; curbs; all utilities; zoned B-1 which permits R-4 uses. |
| 3 | 175 Bloomfield Street | Buchwald Slaughter | 10-2-63 | 17,000<br>Adj. 9,000 Apt. Land | 23,848 ±<br>20,000 ± Attributable | 0.45 | 85.71 | 900.00 | Tract is improved with brick duplex on Bloomfield; has 61.5' frontage on Bloomfield and 105' on Peabody; 10 apartment units are proposed - by abstraction of the area needed. The units of comparison were estimated. The part of the selling price attributable to land based upon agents' estate. Macadam paved; curbs; all utilities;zoned R-4 and B-1. |
| 4 | W/side Milledge Ave., 96.5' S of Springdale | Phi Epsilon Pi, Inc. Porterfield | 1-31-61 | 18,000 | 200 x 186 x 55 x 15 x 15 x 61 x 200 42,750 ± | 0.421 | 90.00 | 900.00 | Twenty apartments constructed; macadam paved; curbs; all utilities; zoned HR, now OI, Offices and Institutional. |
| 5 | 635 Oglethorpe | Elder Est. Shaw | 9-15-64 | 11,000 | 120 x 200 24,000 ± | 0.458 | 91.67 | 1,000.00 | Basic land sale; proposed apartment site. One story frame single family residence situated on site. Macadam paved; concrete curbs; no sidewalks; all utilities. Across street from U.S. Naval Depot; zoned R-3, Residential; however, building permit to build apartments was acquired prior to June 15, 1964, date of adoption of new ordinance. |
| 6. | 128 Nantahala | Parr Est. Williams | 2-1964 | 3,850 | 132 x 145 | 0.201 | 29.17 | 962.50 | Two duplexes under construction; macadam paved; concrete curbs; no sidewalks; all utilities; zoned R-4. |
| 7 | W/side West Hancock Extension | Erwin Abrams | 10-18-62 | 2,000 | 66 x 182 12,016 ± | 0.166 | 30.30 | 333.00 | Basic land sale; house in poor condition was razed; lot drops to rear; purchaser intends to build six units; macadam paved; concrete curbs; all utilities; zoned R-4. |

TABULATION AND ANALYSIS OF RESIDENTIAL UNIMPROVED LAND SALES

| Item | Location | Grantor Grantee | Date | Selling Price | Lot Size | Price Per Front Ft. | Price Per Square Ft. | Description |
|---|---|---|---|---|---|---|---|---|
| 1 | N/side Mitchell, 119.25' W of Williams Street | Upchurch & Nichols Edwards | 7-2-63 | $ 800 | 50 x 158.5 x 50 x 164 8,050 ± | $16.00 | $0.099 | Lot approximately three feet above street level; slopes downward to the southwest. Macadam paved; no sidewalks; concrete curbs and gutters; all utilities; Caucasian neighborhood. |
| 2 | W/side Lynden Ave. 164' N of Prince Avenue | Ware Tr. Church of Christ | 5-8-62 | 2,000 | 82 x 79 x 15 x 3.5 x 67 x 77.5 6,625 ± | 24.39 | 0.30 | Approximately five feet above street level; macadam paved; no sidewalks; granite curbs; all utilities; Caucasian neighborhood. |
| 3 | 175 Glenhaven | Mason Clark | 4-1964 | 1,000 | 50 x 150 7,500 ± | 20.00 | 0.133 | Level lot; macadam paved; no sidewalks; granite curbs; concrete gutters; all utilities; Negro neighborhood. |
| 4 | SW corner Arch St. & Derby St. | Favor Tucker-Brown Investment Co. | 1-21-64 | 1,600 | 57 x 75 x 78 x 75 | 28.07 | 0.315 | Fronts 57' on Arch St. and 75' on Derby St.; level with small trees and brush; macadam paved; concrete curbs; no sidewalks; all utilities; Negro neighborhood. |
| 5 | 142 Plaza | Fowler & Bisson Wright | 4-27-64 | 1,600 | 50 x 150 7,500 ± | 32.00 | 0.213 | Rises gently to the rear; some trees; macadam paved; concrete curbs; no sidewalks; all utilities. |
| 6 | SW side Mitchell Street | Upchurch & Nichols Osborne | 5-1961 | 600 | (1) 45 x 131.8 x 45 x 138.6 6,084 ± (2) 75 x 100 x 95 x 120 9,350 ± Total - 15,434 ± | 5.00 | 0.039 | Two lots; approximately ten feet above street elevation; macadam paved; concrete curbs; no sidewalks; all utilities; Caucasian neighborhood. |
| 7 | Lot W of 326 Glenhaven | Harris Taylor | 1963 Approx. | 800 | 50 x 150 7,500 ± | 16.00 | 0.107 | Level at street; slopes downward to the rear; paved street; no sidewalks; concrete curbs; all utilities; Negro neighborhood. |
| 8 | E side Evans, across street from 316 Evans St. | Weems Favors | 8-18-64 | 1,000 | 51 x 162 x 50 x 155 8,004 ±± | 19.60 | 0.125 | Level lot; macadam paved; concrete curbs; no sidewalks; all utilities; Negro neighborhood. |
| 9 | 748 S. Church St. | Noland Kirk | 4-5-60 | 1,000 | 65.7 x 95.5 x 65 x 91 6,045 ± | 15.22 | 0.165 | Reasonably level; Caucasian neighborhood; however, across street from project's boundary; macadam paved; concrete curbs; no sidewalks; all utilities. |
| 10 | 135 Talmadge St. | Johnson Piedmont Investors | 11-21-61 | 1,500 | 75.5 x 130 x 75.5 x 129.5 9,666 ± | 19.87 | 0.155 | Reasonably level; Caucasian neighborhood - project W boundary adjoins at NE corner of lot; macadam paved; concrete curbs; no sidewalks; all utilities. |
| | 273 Reese St. | Newton Est. Athens Farm Equipment | 1-3-61 | 1,700 | 64± x 245± 15,680 ± | 26.56 | 0108 | Across street from Key to America Motel; level lot; narrow street; Negro residential on same side; macadam paved; concrete curbs; concrete gutters; all utilities. |